



Pondecroft, Aylesbury HP18 0FS



welcome to

Pondecroft, Aylesbury

Brown & Merry are pleased to present this exceptional top floor 2-bedroom Executive flat situated on the edge of the popular development of Berryfields. The property itself is arranged with bright, open plan living, dining and kitchen area with a range of fully fitted unites and integrated appliances including dishwasher. In addition, there are double sliding doors opening onto a charming balcony with panoramic views. The two bedrooms are well proportioned, the master includes a Juliet style balcony, and the 2nd bedroom also benefits from a fully fitted en-suite shower room. The bathroom has a three-piece suite with shower, bath, low level WC and wash hand basin. Outside there is allocated parking for one vehicle and additional visitor spaces available. Aylesbury Vale train station is a very short walk away (0.3 mile) and the apartment benefits from being very close to Esquire's coffee shop (0.2 mile), Miller & Carter restaurant (387ft) and the Waddesden Greenway for walking a cycling (0.3 mile).



Accommodation Comprises

Entrance Hall

Lounge/ Diner

Bathroom

Storage Cupboard

Bedroom One

Bedroom Two

En-Suite

Outside

Allocated Parking



Total floor area 63.0 sq. m. (678 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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- EXECUTIVE APARTMENT
- CLOSE TO AYLESBURY PARKWAY STATION
- TWO BATHROOMS
- OPEN PLAN LIVING SPACE
- BALCONY
- FITTED KITCHEN WITH APPLIANCES
- ALLOCATED PARKING
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1672.36

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the
postcode not the actual property

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Property Ref:

AYL116064 - 0004

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