





Property Description

This modern and beautifully maintained one-bedroom apartment is positioned within the highly sought-after Berryfields development, offering well-presented accommodation along with excellent access to transport links and local amenities.

The property opens into a welcoming entrance hall, complete with a useful storage cupboard, intercom entry system, and plush carpet underfoot. The generous double bedroom features built-in wardrobes, providing ample storage space.

At the heart of the home is the open-plan kitchen/living area. The kitchen is finished with vinyl flooring, sleek wall and base units, integrated appliances, and a side-aspect window. The living area enjoys carpet underfoot and is enhanced by a Juliette balcony, allowing natural light to pour in and creating a bright, inviting atmosphere.

A modern bathroom suite serves the apartment, fitted with a bathtub and overhead shower, WC and wash hand basin.

Externally, the property benefits from allocated parking, along with additional visitor bays, ideal for both residents and guests.

Berryfields is a contemporary development on the northern outskirts of Aylesbury, surrounded by open countryside. It enjoys excellent transport links via Aylesbury Vale Parkway train station, offering services to London Marylebone in approximately one hour. Local amenities include a Sainsbury's Local, coffee shop, fish and chip shop and more.

Entrance Hall

Carpet underfoot
Radiator
Intercome
Cupboard

Lounge

Carpet underfoot
Window to side
Juliette balcony
Two radiators

Kitchen

Vinyl underfoot
Washing machine
Dishwasher
Fridge/freezer
Boiler
Splasback tiling

Gas hob and electric oven

Wall and base units

Sink/drainer

Bedroom

Carpet underfoot

Radiator

Window to side and rear

Built in wardrobe

Bathroom

Tiling underfoot

WC

Wash hand basin

Bath with overhead shower

Extractor fan

Radiator

Parking

One allocated parking

Visitor bays

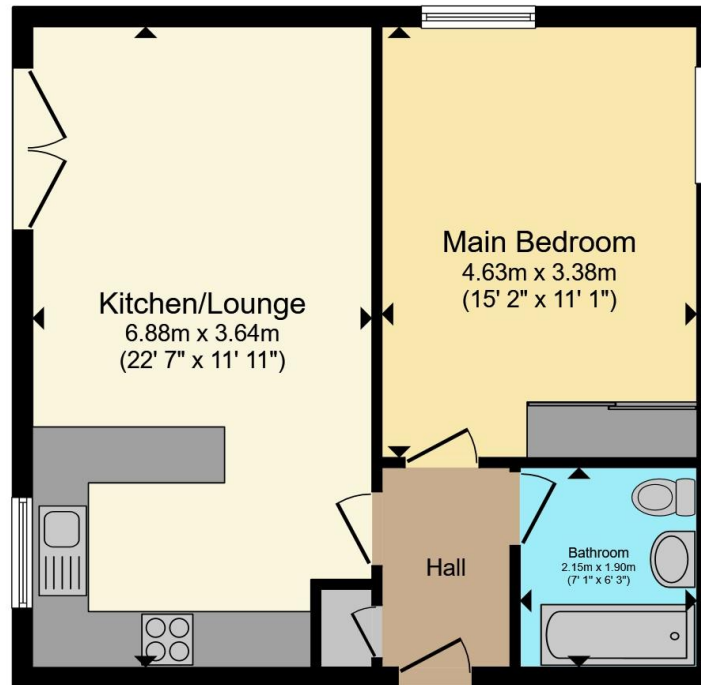
Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Ground Floor

Total floor area 49.0 m² (527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1740.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312999

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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