



- TWO Bedroom Apartment
- Full Refurbished
- Newly Fitted Kitchen
- Entryphone System
- Available Immediately
- Ground Floor
- Bathroom With Shower
- Allocated Parking Space
- Electric Heating
- EPC Rating C

We are proud to present this well-maintained two-bedroom ground-floor apartment located just a short walk from the town centre, providing a variety of shops, amenities, and a mainline railway station with direct trains to London.

The property comprises: an entrance hallway with two storage cupboards, a lounge with a separate dining area, and a fitted kitchen equipped with an electric hob, oven, fridge/freezer and space for a washing machine. Both bedrooms feature a built-in wardrobe, and the new bathroom has a bath with a shower overhead.

Additional benefits include: communal gardens, electric heating, double glazing, freshly painted with neutral decor, an entryphone system and an allocated parking space.

Available August 2026, unfurnished.

Rent: £1,200 PCM

Deposit: £1,384.61 (5 weeks' rent)

Holding deposit: 1 week's rent £276.92 (which will be used towards the remaining move-in money due)

Local authority: C

Council tax band: Aylesbury Vale

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

O2 - Good outdoor and in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor and in-home

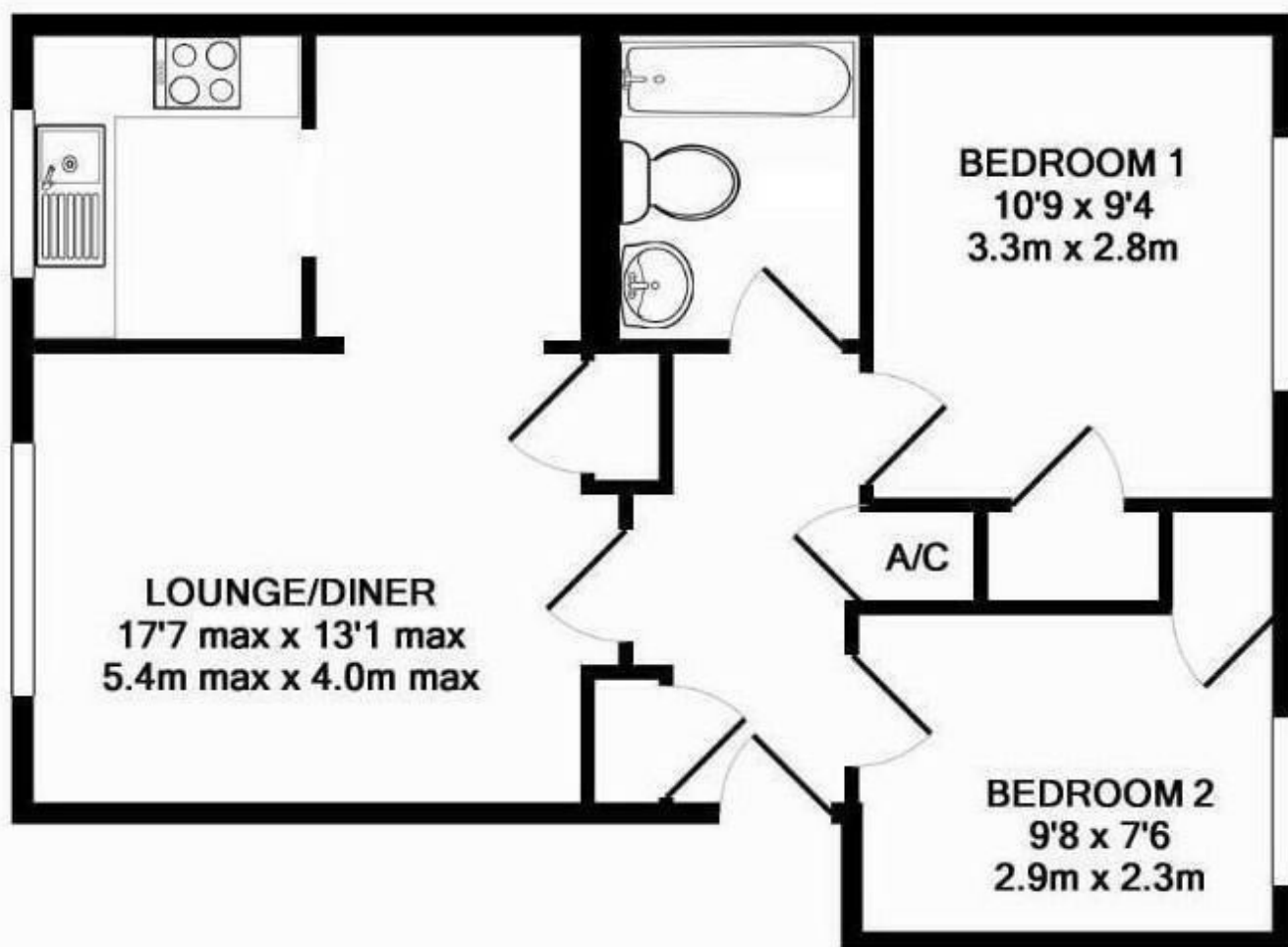
*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>



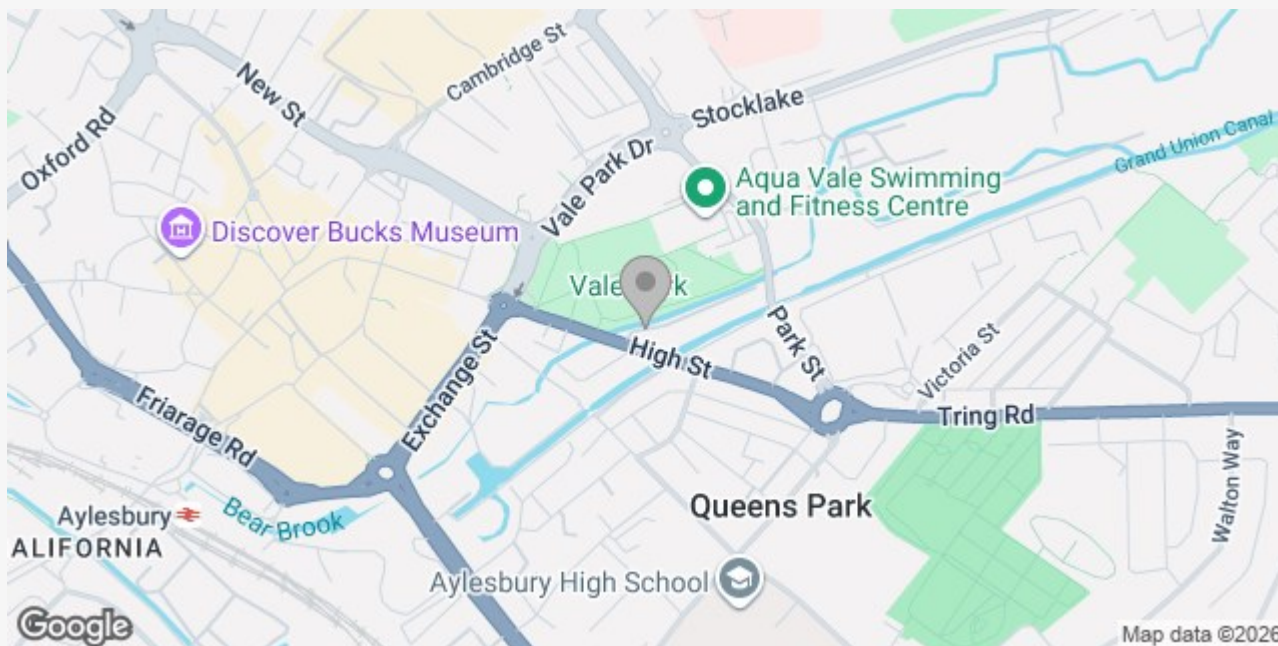


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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