



NEWTON AVENUE, BERRYFIELDS, AYLESBURY

PRICE £270,000

FREEHOLD

A two bedroom freehold detached coach house apartment with it's own private garden, situated in a quiet courtyard within walking distance of Aylesbury Parkway Station. No onward chain.



NEWTON AVENUE

• POPULAR BERRYFIELDS
DEVELOPMENT • DETACHED FREEHOLD COACH
HOUSE • TWO DOUBLE BEDROOMS • OPEN
PLAN LIVING AREA • CAR PORT • PRIVATE
GARDEN • CLOSE TO SCHOOLS • KITCHEN
WITH INTEGRATED APPLIANCES • COURTYARD
POSITION • NO UPPER CHAIN



LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and Green Ridge Primary Academy.

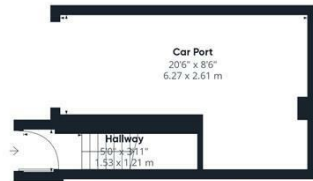
ACCOMMODATION

This property is ideally located close to local amenities, transport links, and scenic green spaces. The property features an open plan living area, modern kitchen with integrated appliances, two generously sized bedrooms, ideal for a growing family or professionals seeking extra space. A well appointed bathroom completes the accommodation.

Outside, you'll find the added benefit of a carport, offering secure off road parking, as well as a private garden for outdoor enjoyment.

NEWTON AVENUE





Ground Floor



Floor 1

Approximate total area[®]
877.8 ft²
81.55 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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