



Connells

Alma Street
Aylesbury



Property Description

This contemporary two-bedroom ground floor apartment is positioned within the highly desirable Berryfields development, offering modern, well-appointed accommodation alongside excellent access to local amenities, respected school catchments, and Aylesbury Vale Parkway train station.

The property opens into a welcoming entrance hall, complete with two practical storage cupboards. The modern kitchen provides generous work surfaces and space for appliances, flowing seamlessly into a bright and airy lounge/diner. This spacious reception area benefits from a dual-aspect window, allowing natural light to fill the room and creating an inviting environment for everyday living.

There are two double bedrooms, each enjoying rear-aspect windows and carpet underfoot. The principal bedroom features a private en-suite, fitted with a shower cubicle, WC, and wash hand basin. A family-sized bathroom, equipped with a bath, serves the remainder of the apartment.

Externally, residents have access to communal gardens, and the property further benefits from an allocated parking space located to the rear.

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

Entrance Hall

Door to front
Two storage cupboards
Laminate floor

Lounge

Window to front and rear
Radiator
TV Point
Laminate flooring

Kitchen

Window to front
Wall and base units
Part tiled
Splashback tiling
Electric oven and gas stove
Cooker hood
Sink/drainer

Space for fridge freezer, washing machine & dishwasher

Bedroom One

Window to rear
Carpet underfoot
Radiator

Ensuite To Master

Window to side
Shower cubicle
WC
Wash hand basin
Laminate flooring

Bedroom Two

Window to rear
Carpet underfoot
Radiator

Bathroom

Window to front
Wash hand basin
WC
Extractor fan
Shaving point
Bath
Towel radiator

Rear Garden

Communal garden

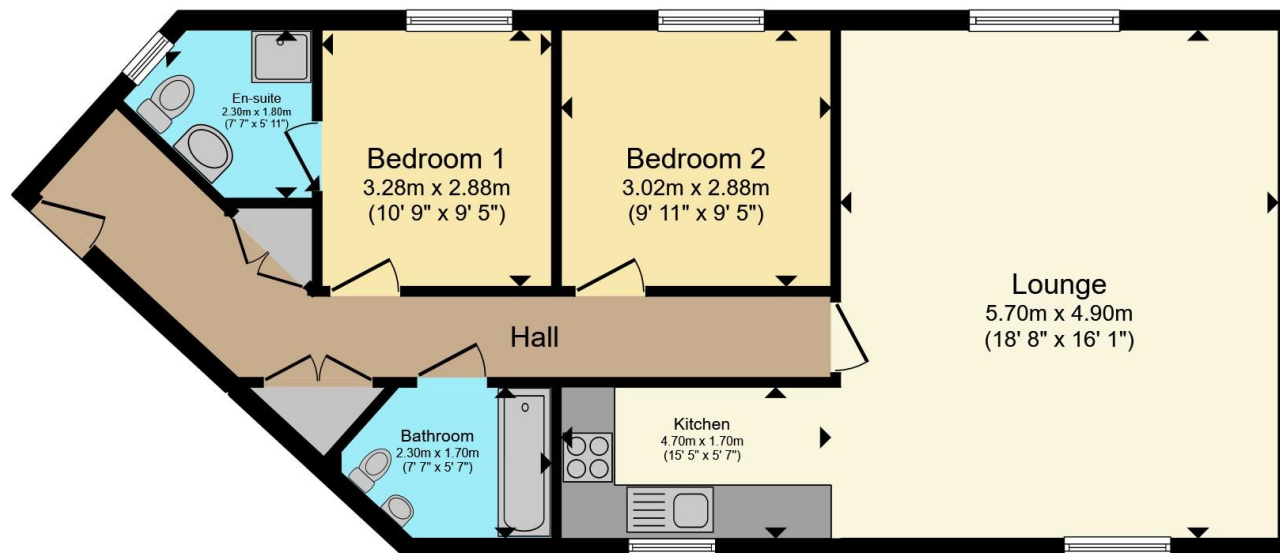
Parking

One allocated space to rear









Ground Floor

Total floor area 69.4 m² (747 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

Connells

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1740.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313150

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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