



**Connells**

Wyatt Way  
Aylesbury



## Property Description

The welcoming hallway sets the tone, offering two generous storage cupboards-perfect for keeping coats, shoes, and daily essentials neatly organised. The heart of the home is the stylish, high-spec kitchen. With its light-toned units and modern finish, it feels fresh and uplifting. Also ideally comes with integrated appliances-including a fridge/freezer, dishwasher, electric oven and gas hob. Flowing from the kitchen, the lounge area offers a warm and comfortable setting to relax. French doors bring in an abundance of natural light and open directly onto the communal garden space, providing a lovely extension of your living area during the warmer months. The spacious double bedroom enjoys a calming front-aspect outlook and plush carpeting, creating an inviting space to unwind. Just next door, the contemporary bathroom is finished with a sleek suite, complete with a bath and mixer tap plus an overhead shower.

Outside, the property includes its own allocated parking space (bay 231), ensuring convenience and peace of mind.

Located within the sought-after Berryfields development, residents enjoy the best of both town and country. Surrounded by open countryside and just moments from Aylesbury Parkway station-offering direct services to London Marylebone in approximately 1 hour. The development also benefits from a range of local amenities, including a Sainsbury's Local, coffee shop, doctors surgery and more!

### Entrance Hall

Door to side  
Vinyl underfoot  
Two storage cupboards, one cases the boiler

### Lounge

14' 9" max x 10' 7" max ( 4.50m max x 3.23m max )  
French doors to front  
Carpet underfoot  
Radiator

### Kitchen

9' 4" max x 6' 5" max ( 2.84m max x 1.96m max )  
Window to rear  
Tiling underfoot  
Wall and base units  
Integrated fridge/freezer and dishwasher  
Electric oven and gas hob

### Bedroom

10' 9" max x 10' 3" max ( 3.28m max x 3.12m max )  
Window to front  
Carpet underfoot  
Radiator

### Bathroom

Window to rear  
Tiling underfoot

WC

Wash hand basin

Part tiling

Radiator

Bath/mixer with shower

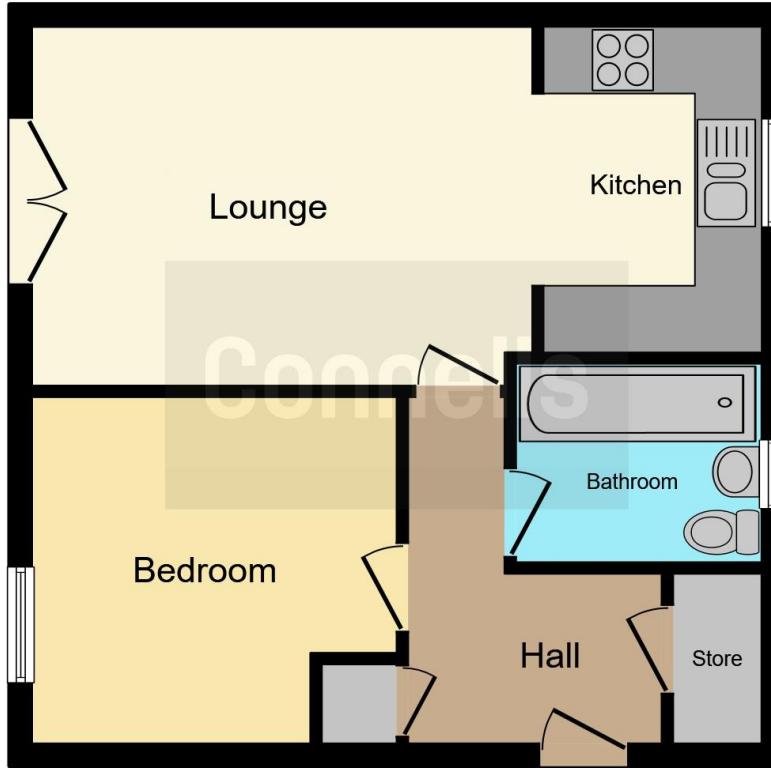
## Parking

Allocated (bay 231)









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
2784.00

Ground Rent:  
250.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/ALS312610](http://www.connells.co.uk/Property/ALS312610)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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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