



Connells

Barland Way
Aylesbury



Property Description

Located in the sought-after Berryfields development, this spacious ground floor maisonette offers modern living with a practical layout and premium finishes throughout. Perfectly suited for professionals, small families, or downsizers, the property combines comfort, convenience, and security.

Step into a welcoming entrance hall with plush carpeting underfoot and access to two generous storage cupboards—ideal for coats, shoes, and everyday essentials. The home features two well-proportioned double bedrooms, including a master suite with a private en-suite shower room. The second bedroom is served by a contemporary family bathroom complete with a bath and overhead shower.

The bright and airy lounge/diner benefits from a large rear-aspect window and French doors that open onto a private side terrace—perfect for relaxing or entertaining. A separate kitchen, finished to a modern specification, boasts sleek wall and base units and integrated appliances including a fridge/freezer, dishwasher, and washing machine.

Additional highlights include:

Secure gated allocated parking space.
ground floor access

. ample built-in storage

, located in a well-maintained development

. This property offers a fantastic opportunity to enjoy stylish living in a vibrant community with excellent transport links, schools, and amenities nearby.

Entrance Hall

Door to front

Two storage cupboards

Lounge/Diner

14' 6" max x 11' 11" max (4.42m max x 3.63m max)

Window to rear

French doors to side terrace

Carpet underfoot

Radiator

Kitchen

11' 1" max x 5' 11" max (3.38m max x 1.80m max)

Window to side

Tiling underfoot

Wall and base units

Part tiling

Gas hob and electric oven

Integrated fridge/freezer, dishwasher and

washing machine

Bedroom One

11' 5" max x 8' 10" max (3.48m max x 2.69m max)

Window to side

Carpet underfoot

Radiator

En-Suite

WC

Wash hand basin

Radiator

Shower cubicle

Part tiling

Vinyl underfoot

Bedroom Two

12' 5" max x 9' 3" max (3.78m max x 2.82m max)

Window to side

Carpet underfoot

Radiator

Bathroom

Window to rear

Vinyl underfoot

Wc

Wash hand basin

Part tiling

Batn/mixer with shower

Radiator

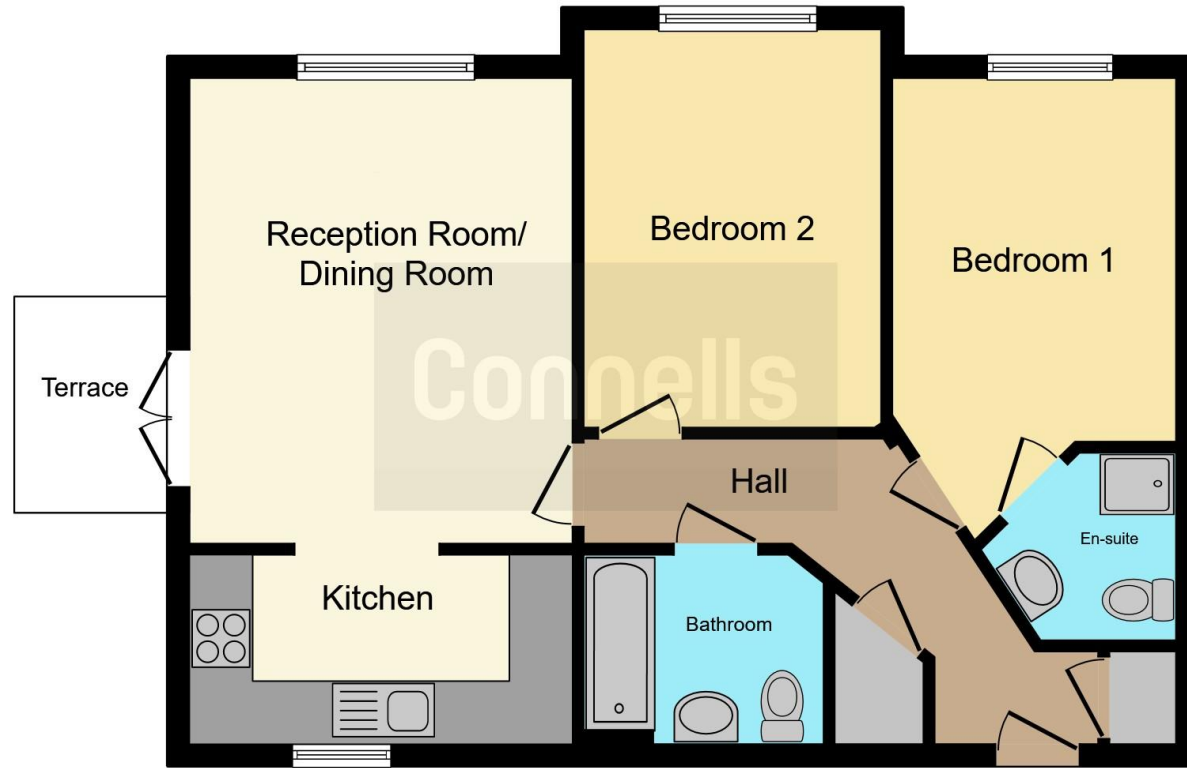
Parking

ALLOCATED - The second space from the left on the left side of the car park when you drive in. It is located outside the property. The first space is an allocated visitor parking.









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

To view this property please contact Connells on

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2 Temple Street
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 2301.24

Ground Rent:
 331.77

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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