



Connells

Barland Way
Aylesbury



Property Description

Set within the highly desirable Berryfields development, this generous apartment delivers contemporary living with a well-planned layout and high-quality finishes throughout. Ideal for professionals, small families, or those looking to downsize, it offers a perfect blend of comfort, practicality, and peace of mind.

The property welcomes you with a bright entrance hall featuring stylish wood-effect flooring and access to two spacious storage cupboards—perfect for coats, shoes, and everyday items. There are two comfortable double bedrooms, including a main bedroom complete with its own en-suite shower room. The second bedroom is complemented by a modern family bathroom fitted with a bath and overhead shower.

The light-filled lounge/dining area benefits from a large side-aspect window and ample room for a dining table. A separate, contemporary kitchen boasts sleek wall and base units along with integrated appliances such as a dishwasher and washing machine.

The apartment benefits from secure gated parking.

Positioned within a well-kept and attractive development

this property presents an excellent chance to enjoy stylish, low-maintenance living in a thriving area with superb transport links,

schools, early years nursery and local amenities close by.

Entrance Hall

Door to front
Wood effect flooring
Radiator
Two built in cupboards

Lounge/Diner

14' 6" max x 12' max (4.42m max x 3.66m max)
Window to side
Wood effect flooring
Radiator

Kitchen

12' max x 6' max (3.66m max x 1.83m max)
Window to side
Vinyl underfoot
Wall and base units
Part tiling
Gas hob and electric oven
Sink/drainer
Integrated dishwasher and washing machine
Boiler

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

Shower cubicle

Part tiling

Towel radiator

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 front

Vinyl underfoot

WC

Wash hand basin

Bath/mixer

Part tiling

Towel radiator

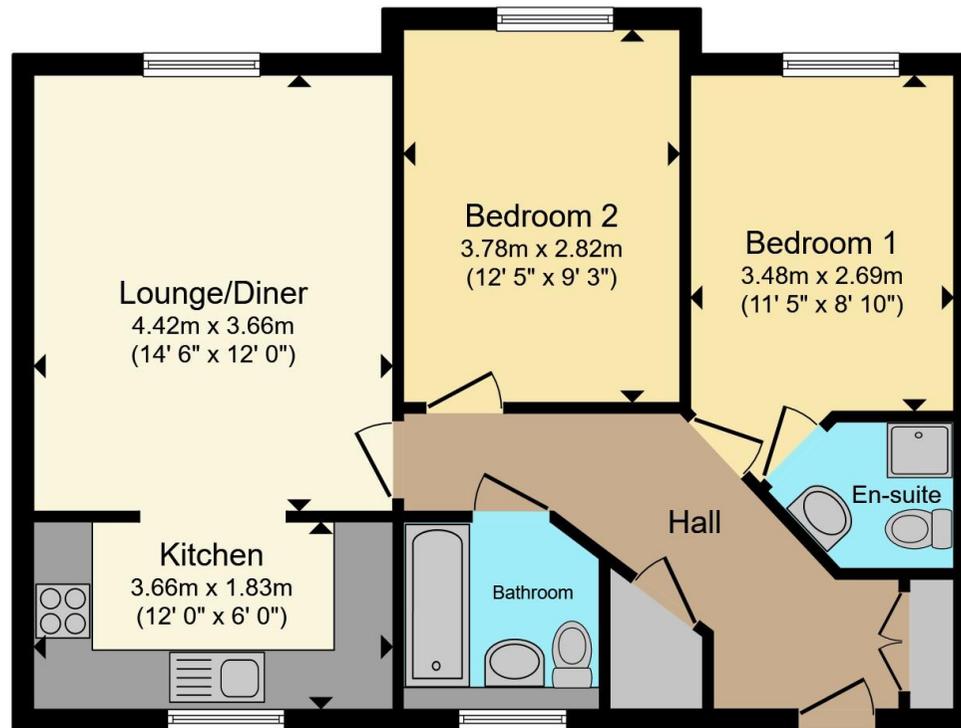
Parking

Allocated and visitors









Total floor area 61.4 m² (661 sq.ft.) approx

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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: 2132.00

Ground Rent: 331.77

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312828

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.



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