



41 Nicholas Charles Crescent, Aylesbury, HP18 0GU

£195,000

- Completed Chain
- Beautifully Presented
- Great Location
- Two Double Bedrooms
- Open Plan
- Field Views
- Top Floor Apartment
- Two Bathrooms

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Spensers are delighted to introduce this beautifully presented and spacious two-bedroom top-floor apartment, complete with a private balcony and attractive elevated views. Enjoying a wonderful position within the sought-after Berryfields development, the property offers a superb combination of contemporary living, generous proportions and an enviable outlook towards open countryside, creating an impressive sense of space and tranquillity.

This beautifully presented apartment provides a bright, spacious and stylish living environment, ideally suited to modern lifestyles. The property benefits from double glazing and gas central heating throughout, while its elevated top-floor position allows for attractive rooftop and countryside views.

A welcoming entrance hall leads into an impressive open-plan living and dining area, creating a superb central space for both everyday living and entertaining. Large windows provide an abundance of natural light, while doors open directly onto the private balcony, offering an excellent extension of the living space and a wonderful setting in which to relax and enjoy the outlook.

The living and dining space flows seamlessly into a contemporary fitted kitchen, thoughtfully designed with a range of integrated appliances and providing a stylish yet highly practical environment for modern living.



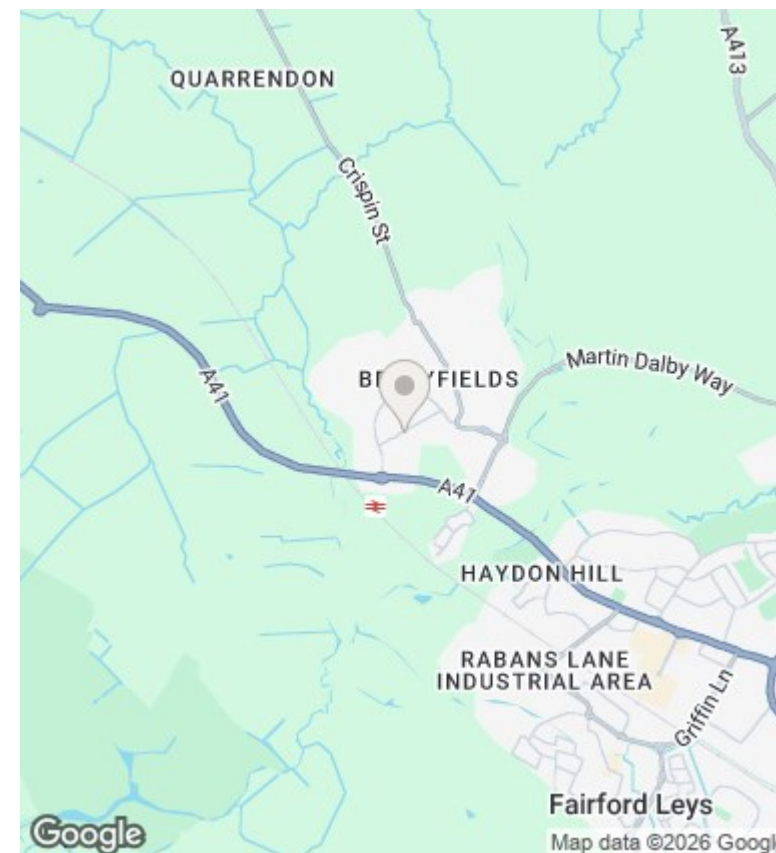
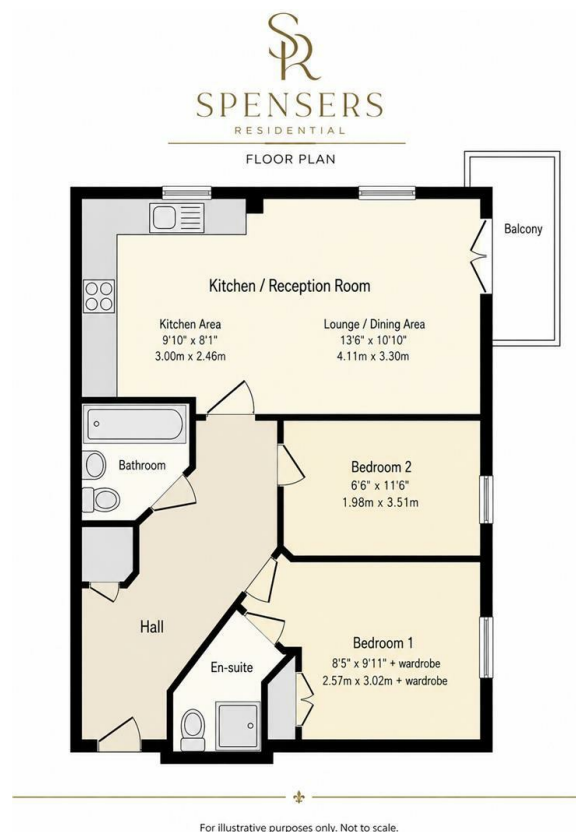
Council Tax Band: C



Area Guide

Situated within the sought-after Berryfields development, the apartment enjoys an excellent balance of modern convenience and attractive surroundings. Local amenities, transport links and open green spaces are all within easy reach, while the elevated position and countryside outlook provide a particularly appealing backdrop.

Viewing is highly recommended to fully appreciate the impressive proportions, quality of presentation, private balcony and superb setting this exceptional apartment has to offer.



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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