



## GREAT GROUND, BERRYFIELDS, AYLESBURY

PRICE £240,000

LEASEHOLD

A two bedroom ground floor flat located in the popular Berryfields development. The property benefits from its own private garden and is offered to the market with no upper chain. Conveniently situated just a few minutes' walk from the train station, it features a spacious open-plan living area and kitchen, two bedrooms including a main bedroom with en suite, modern bathroom and allocated parking. Ideal for first-time buyers, commuters or investors.



## GREAT GROUND

- POPULAR BERRYFIELDS LOCATION
- GROUND FLOOR WITH PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- NO UPPER CHAIN
- FEW MINUTES' WALK TO TRAIN STATION
- EN SUITE TO MAIN BEDROOM
- OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES



### LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and primary school.

### ACCOMMODATION

The accommodation comprises an entrance hall with a useful storage cupboard, leading through to a bright and spacious open-plan living area. Sliding doors open directly onto the private garden, creating a seamless indoor–outdoor flow. The modern kitchen is well-equipped with an inset gas hob with splashback, integrated fridge, washing machine and slimline dishwasher.

There are two double bedrooms, with the main bedroom benefiting from an en suite shower room and double doors opening onto a small grass area with easy access to the parking area. A contemporary family bathroom serves the second bedroom and guests.

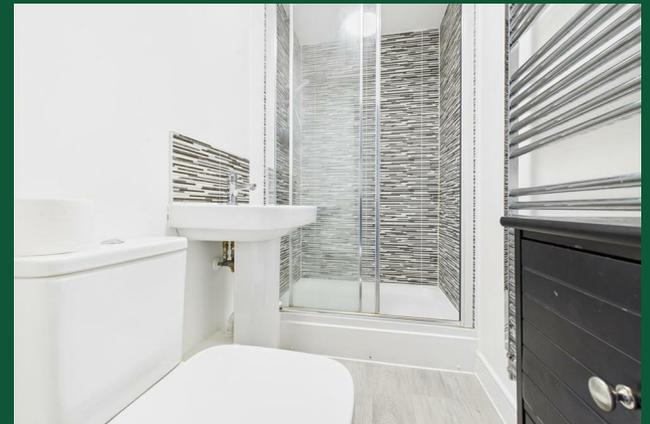
Outside, the private garden features a patio and lawn

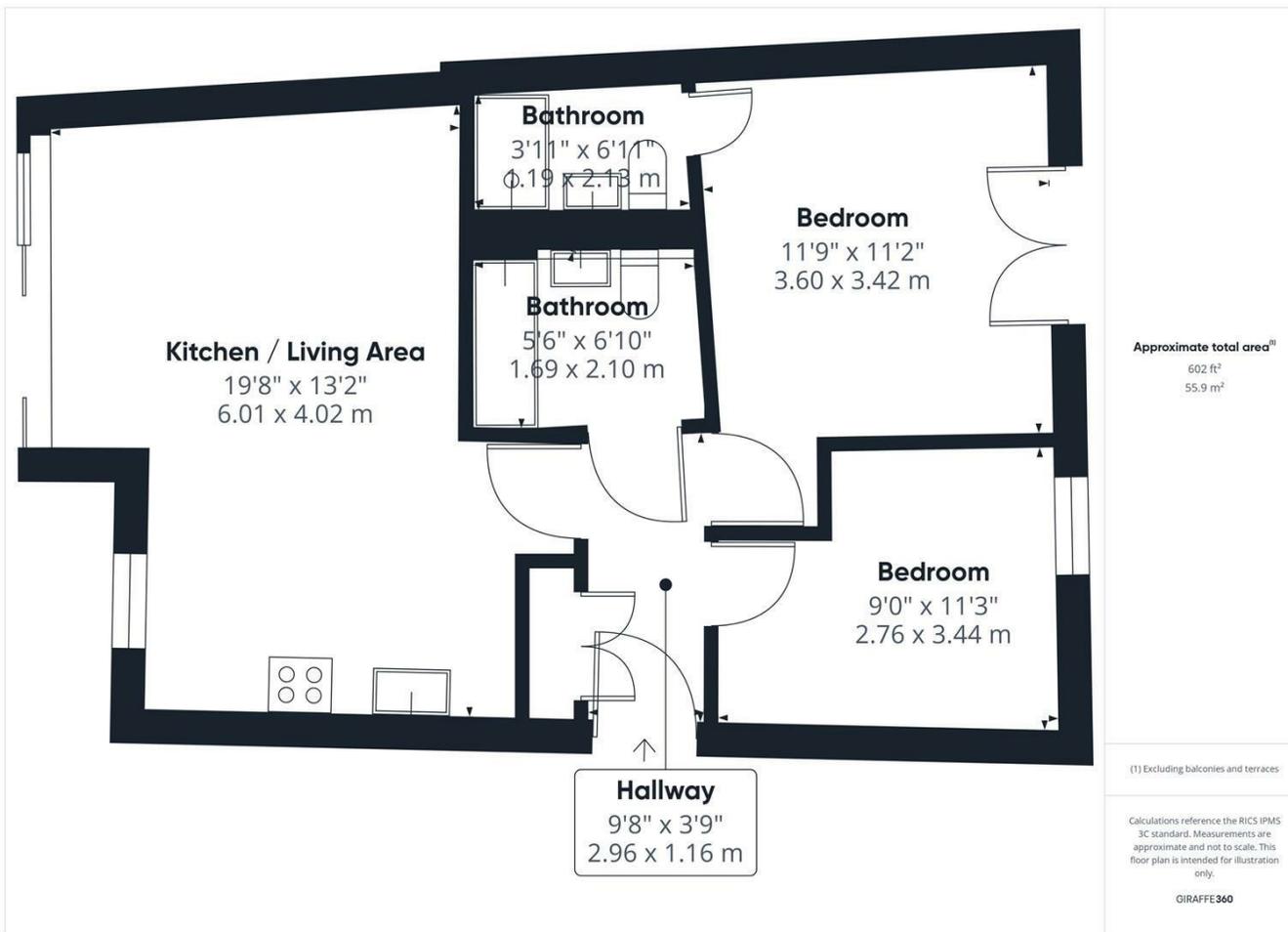
area. The property also includes one allocated parking space.

### NOTES

LEASE INFO - 125 year lease with 121 years left.  
Service Charge £1983 p/a. Ground Rent TBC

# GREAT GROUND





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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