THE WARREN, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £185,000

LEASEHOLD

A two bedroom ground floor flat situated in the popular Berryfields development. The property offers modern open-plan living with a lounge and fitted kitchen, two bedrooms, family bathroom and the benefit of allocated parking. Ideal for first-time buyers, downsizers or investors.

GEORGE DAVID

THE WARREN

• POPULAR BERRYFIELDS DEVELOPMENT • GROUND FLOOR FLAT • ONE ALLOCATED PARKING SPACE • OPEN PLAN LIVING • TWO BEDROOMS • KITCHEN WITH INTEGRATED APPLIANCES • CLOSE TO FIELDS • SECURE COMMUNAL ENTRANCE

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 two primary schools.

ACCOMMODATION

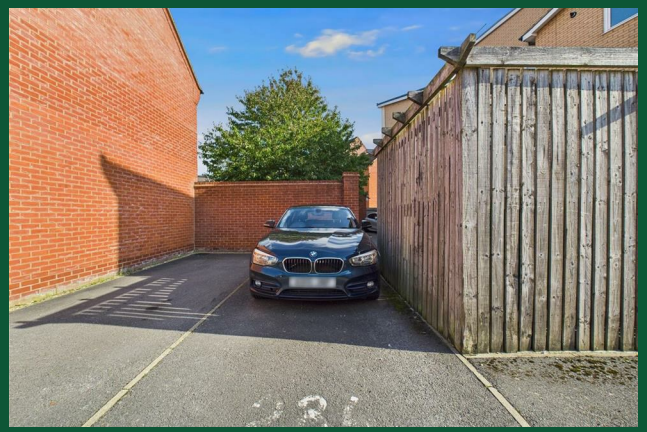
The property is accessed via a welcoming hallway with a useful storage cupboard. The heart of the home is the spacious open-plan living and kitchen area, featuring an inset gas hob with oven, integrated fridge, washing machine and dishwasher. There is ample space for a range of living and dining furniture, creating a versatile layout ideal for relaxing or entertaining.

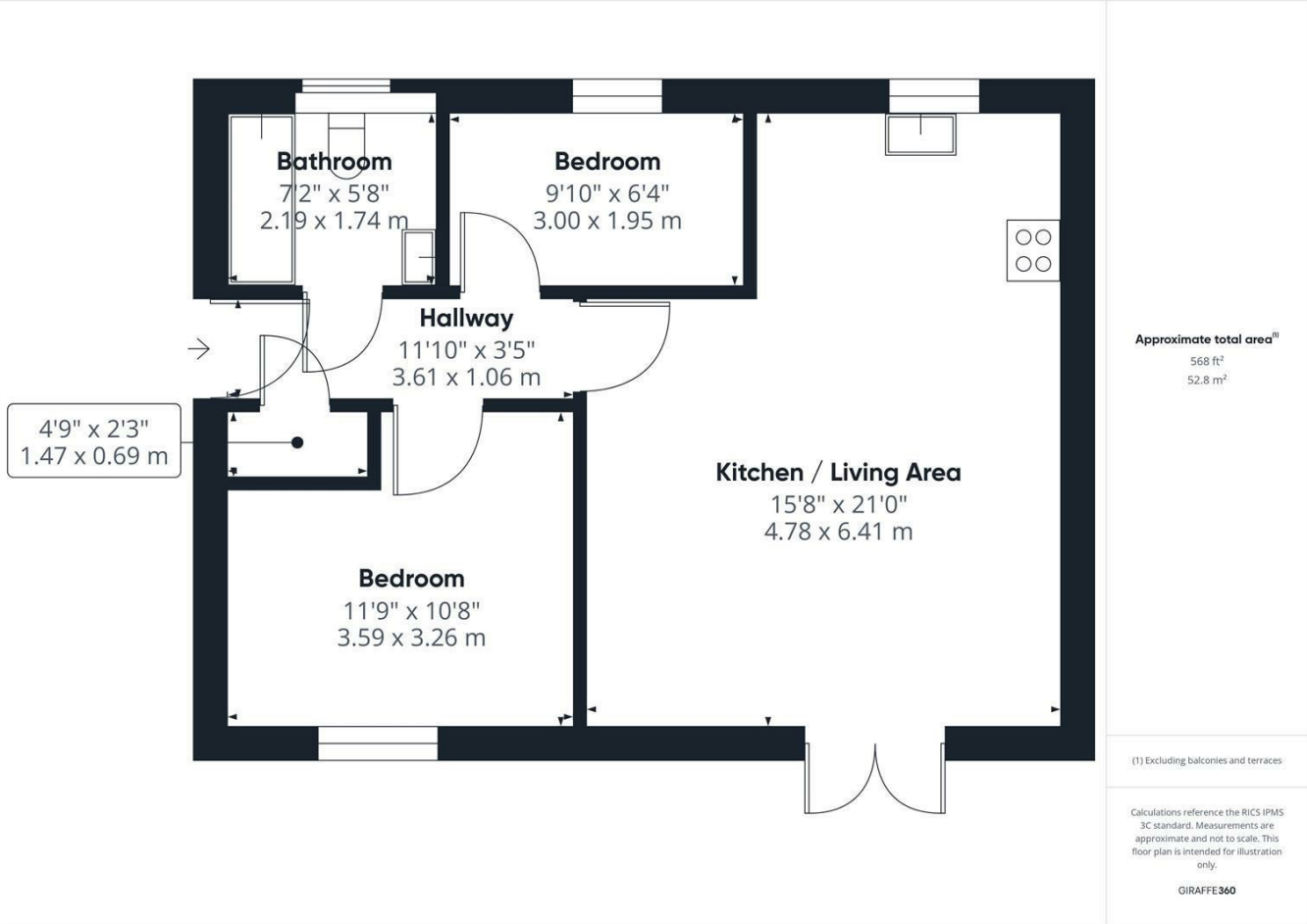
The flat further comprises two bedrooms and a bathroom. Outside, the property benefits from one allocated parking space.

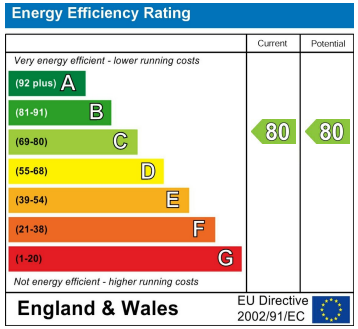
NOTES

LEASE INFO - 125 year lease with 109 years left. Ground Rent £250 pa. Service Charge £2000 pa.

THE WARREN







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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