





GREAT GROUND, BERRYFIELDS, AYLESBURY

PRICE £230,000

LEASEHOLD

A well presented two bedroom first-floor flat situated in the popular Berryfields development, just a short walk from Aylesbury Vale Parkway train station. The property features a spacious open plan kitchen/living area with access to a private balcony, two bedrooms, an en-suite to the main bedroom, a family bathroom and allocated parking. Ideally located for commuters and those seeking modern, convenient living.

GEORGE DAVID

GREAT GROUND

• TWO BEDROOM FIRST FLOOR FLAT • POPULAR BERRYFIELDS DEVELOPMENT • WELL PRESENTED THROUGHOUT • MINUTES' WALK FROM AYLESBURY VALE PARKWAY STATION • EN-SUITE TO MAIN BEDROOM • ALLOCATED PARKING • SPACIOUS OPEN-PLAN KITCHEN/LIVING AREA • PRIVATE BALCONY





LOCATION

Berryfields is a modern residential development on the north-western edge of Aylesbury. Known for its family-friendly layout, it features a mix of contemporary housing, green open spaces and local amenities including schools, shops and a community centre. The development benefits from good transport links by road towards Bicester and the M40, as well as back to the town centre. It is also home to Aylesbury Vale Parkway railway station, which offers mainline services into London Marylebone in just under an hour, making it a convenient choice for commuters while still offering a quieter, suburban atmosphere.

ACCOMMODATION

The property is accessed via an entrance hallway, which benefits from a useful storage cupboard and an intercom system for added convenience and security.

The heart of the home is the spacious and stylish open plan kitchen/living area, providing an ideal space for both relaxing and entertaining. The contemporary kitchen is fitted with an inset gas hob, oven beneath, extractor hood over and splashback, alongside a range of integrated appliances, including a fridge freezer, washing machine and dishwasher. The living area offers ample space for both lounge and dining furniture, with doors opening onto a private balcony.

The property offers two bedrooms, with the main bedroom benefiting from its own en-suite shower room. A separate family bathroom completes the accommodation.

Externally, the property benefits from one allocated parking space.

Conveniently located for local amenities and excellent transport links, this attractive apartment combines a practical layout with modern features and a popular location, making it well worth an early viewing.

LEASE INFO

119 years left on the lease. Service charge £1700 approx. per year.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your

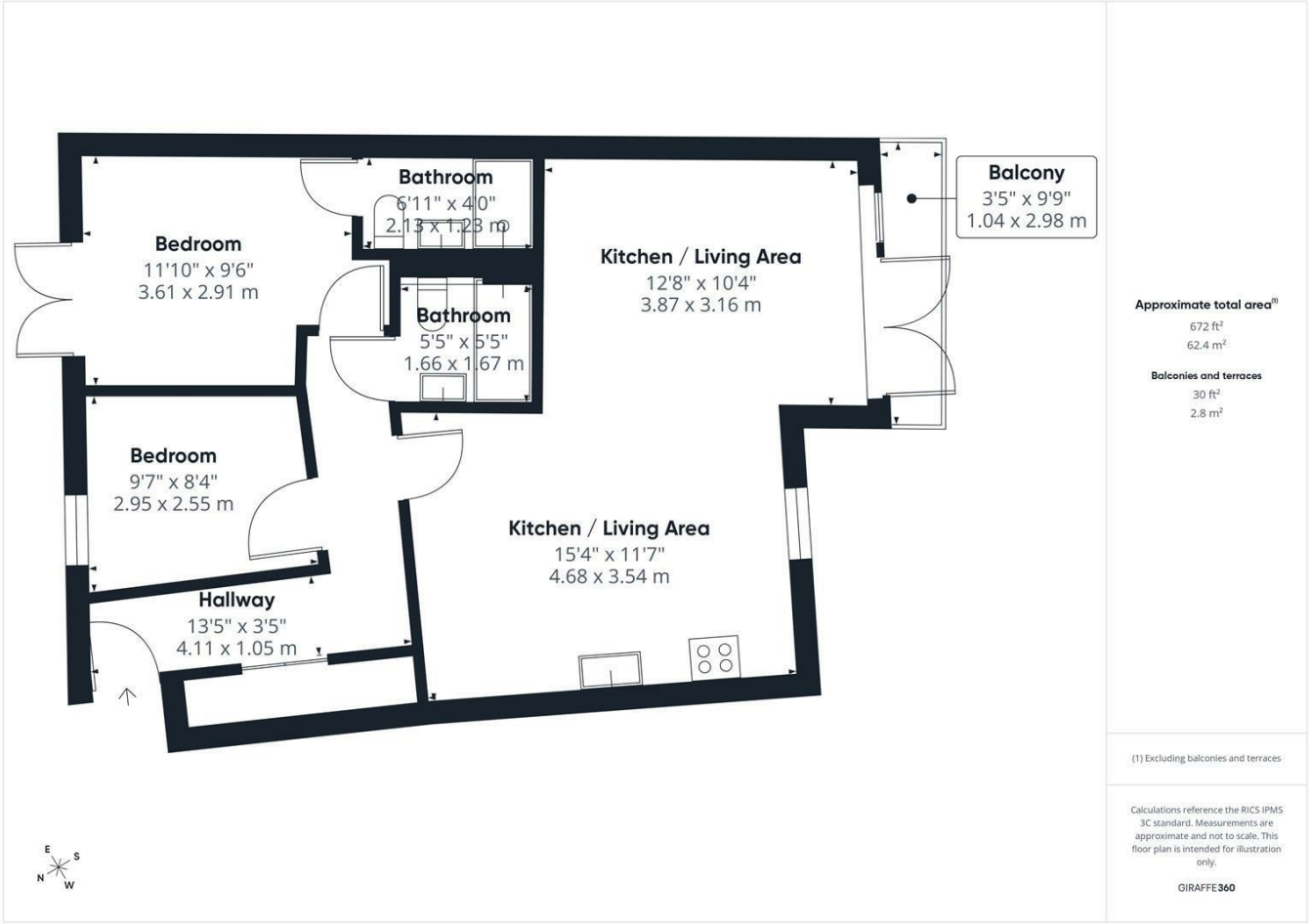
identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

GREAT GROUND

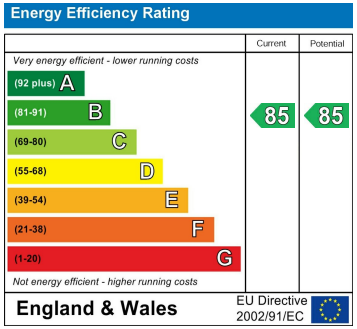












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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