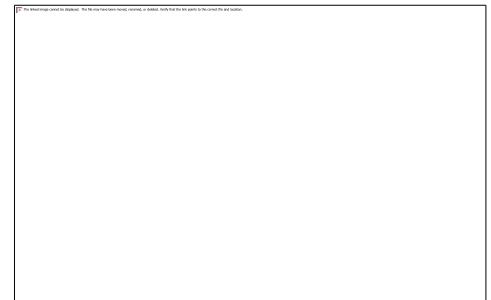
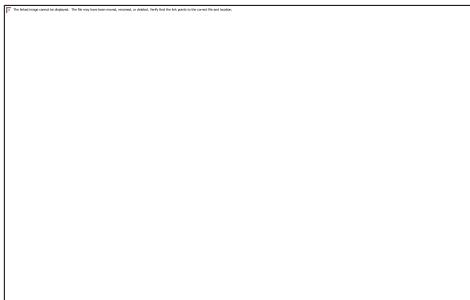
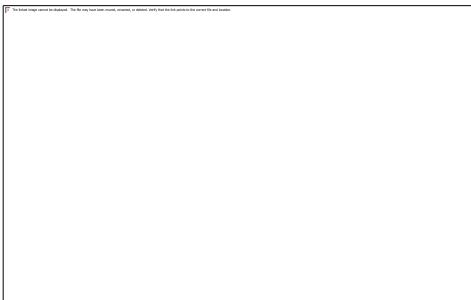




Pondecroft, Aylesbury, Buckinghamshire, HP18 0FS



View of Block



- * GROUND FLOOR APARTMENT * GARAGE * OWN GARDEN SPACE
- * TWO BEDROOMS * CLOSE TO TRAIN STATION
- * POPULAR BERRYFIELDS DEVELOPMENT
- * ONLY 2 YEARS OLD * OPEN PLAN LIVING SPACE

A rare chance to purchase a nearly new two bedroom ground floor apartment with a garage and garden area, situated close to the Aylesbury Vale Parkway train station with direct link to London, on the ever popular Berryfields development.

£250,000 Leasehold

ACCOMMODATION

ENTRANCE

Composite front door to:

ENTRANCE HALL

Built in cupboard housing fuse box, second built in cupboard with shelving, radiator, inset spotlight.

LOUNGE/DINER

18' 6" x 13' 2" (5.63m x 4.01m)

UPVC double glazed patio door to garden, radiator, open to kitchen area.

KITCHEN

13' 11" x 4' 8" (4.24m x 1.42m)

UPVC double glazed window to front aspect. Range of base and eye level units with roll top work surface over, built in cupboard housing wall mounted gas boiler, integrated fridge/freezer, dishwasher and washing machine, gas hob and electric oven with extractor fan over, stainless steel single drainer sink unit with mixer tap, radiator, tile effect flooring.

BEDROOM ONE

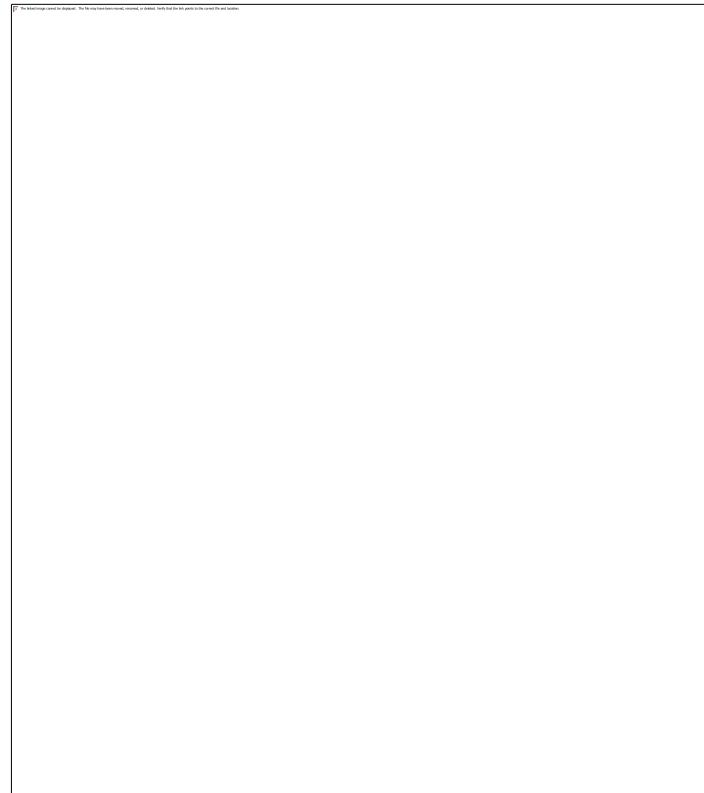
11' 4" x 10' 6" (3.45m x 3.20m)

UPVC double glazed window to rear aspect. Radiator.

BEDROOM TWO

10' 8" x 8' 8" (3.25m x 2.64m)

UPVC double glazed window to rear aspect. Radiator.



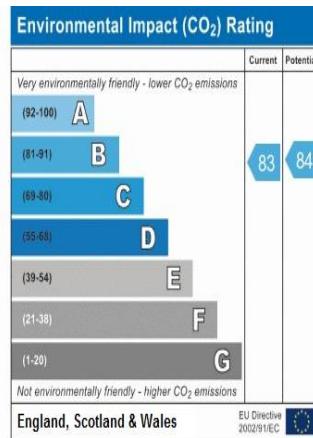
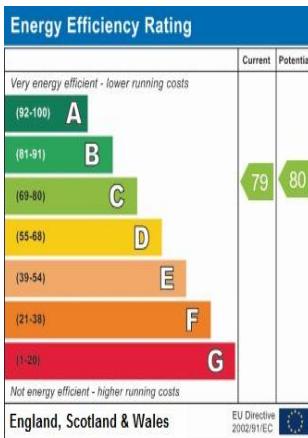
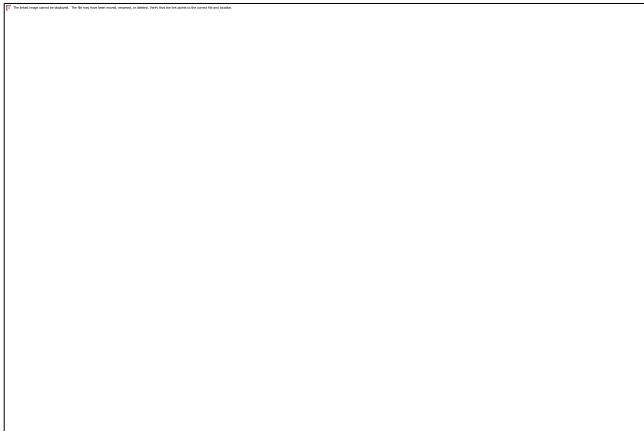
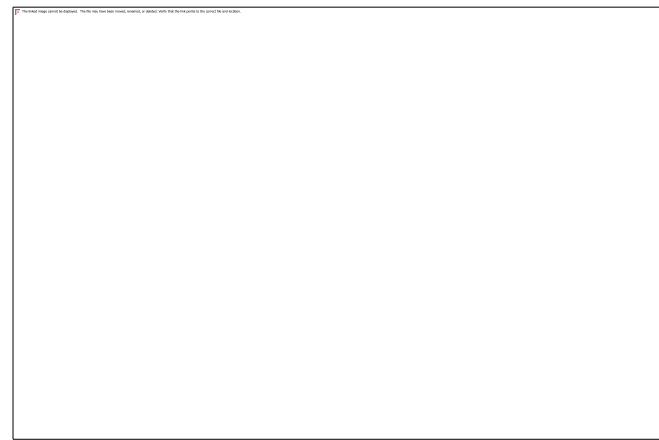
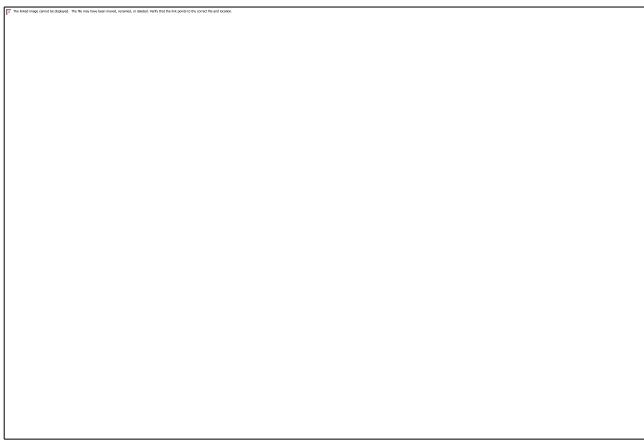
OUTSIDE

GARAGE

Up and over door, situated to the rear of the block.

GARDEN

Own enclosed garden area accessed from the lounge with lawn area and patio.



Michael Anthony Estate Agents 54 Kingsbury Aylesbury, HP20 2JE
Tel: 01296 433666 Email: alesbury@michaelanthony.co.uk
www.michaelanthony.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents