

NO CHAIN - IMMACULATE
CONIDITION - LONG LEASE

North-West Aylesbury

20 Farmingdale Close, Aylesbury,
HP18 1BD



TEL. 01296 761 331 EMAIL;
CHASE@WESOLDIT.CO.UK



BERRYFIELDS

Immaculate two-bedroom apartment built in 2024 by Abbey New Homes, offered with no onward chain and no ground rent. Featuring a spacious dual-aspect lounge/diner opening onto a larger-than-average composite-decked balcony with far-reaching views, principal bedroom with en-suite, gas central heating, allocated parking with EV charging point, and visitor parking. Ideally positioned within Berryfields, close to Aylesbury Vale Parkway Station and the highly regarded AVA schools.

THIS HOME FEATURES

- CHAIN FREE
- WALKING DISTANCE TO STATION
- LARGE BALCONY
- SHOW HOME CONDITION
- EN-SUITE TO MASTER
- EV CHARGING POINTS



TEL. 01296 761 331 EMAIL:
CHASE@WESOLDIT.CO.UK

The accommodation comprises a spacious entrance hall with storage and utility cupboards, a bright dual-aspect lounge/diner, and a modern fitted kitchen with ceramic hob, oven, integrated dishwasher and freestanding fridge-freezer.

A standout feature is the larger-than-average composite-decked balcony, accessed directly from the living area. Providing excellent outdoor space and far-reaching views, it offers a rare advantage over many similar apartments within the development.

There are two generous bedrooms, including a principal bedroom with en-suite shower room. A spacious family bathroom serves the remainder of the accommodation and is fitted with a bath, wash basin, WC and heated towel rail.

Further benefits include gas central heating, no ground rent, allocated parking with an EV charging point, and additional visitor parking.

Combining modern living, excellent presentation and a superb outdoor space, this is an ideal home for first-time buyers, professionals, commuters and downsizers alike.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.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 prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you 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, or professional verification should be sought. We would recommend you do this, 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 complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

Tel. 01296 761331

hello@WeSoldIt.co.uk

