

Woodholls



Nutmeg Close, Aylesbury, HP22 7BQ **£1,575 Per month**

A brand new three bedroom, two bathroom luxury home situated in the new and popular Kingsbrook area of Aylesbury on the East side of town.

The property is located just a stone throw from the KV Primary Academy School and within easy reach of the A41 and Aylesbury town centre. Be the first to live in this lovely family home!

Overlooking the green area and local children's play area (still under construction).

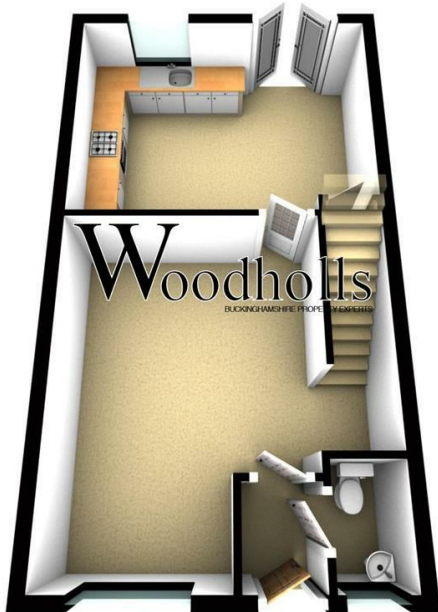
44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

Telephone: 01296 433 393 Email: info@woodholls.co.uk Website: www.woodholls.co.uk



Ground Floor

Approx. 38.2 sq. metres (411.6 sq. feet)

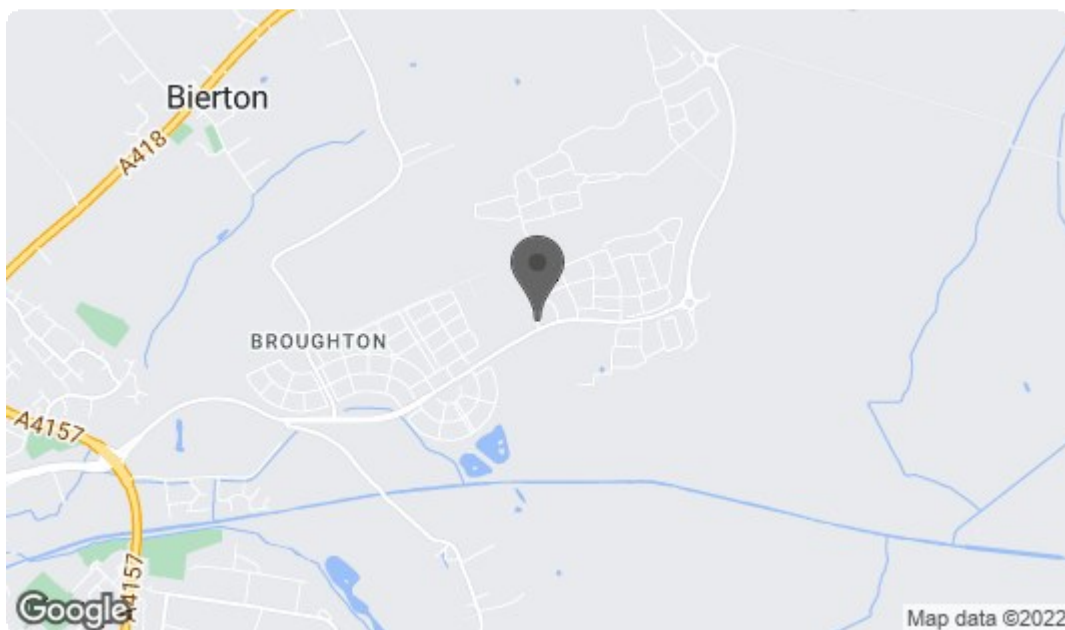


First Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



Total area: approx. 76.9 sq. metres (827.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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