

# Woodholls



## **Elton Close, Aylesbury, HP18 1AB** **Asking price £235,000**

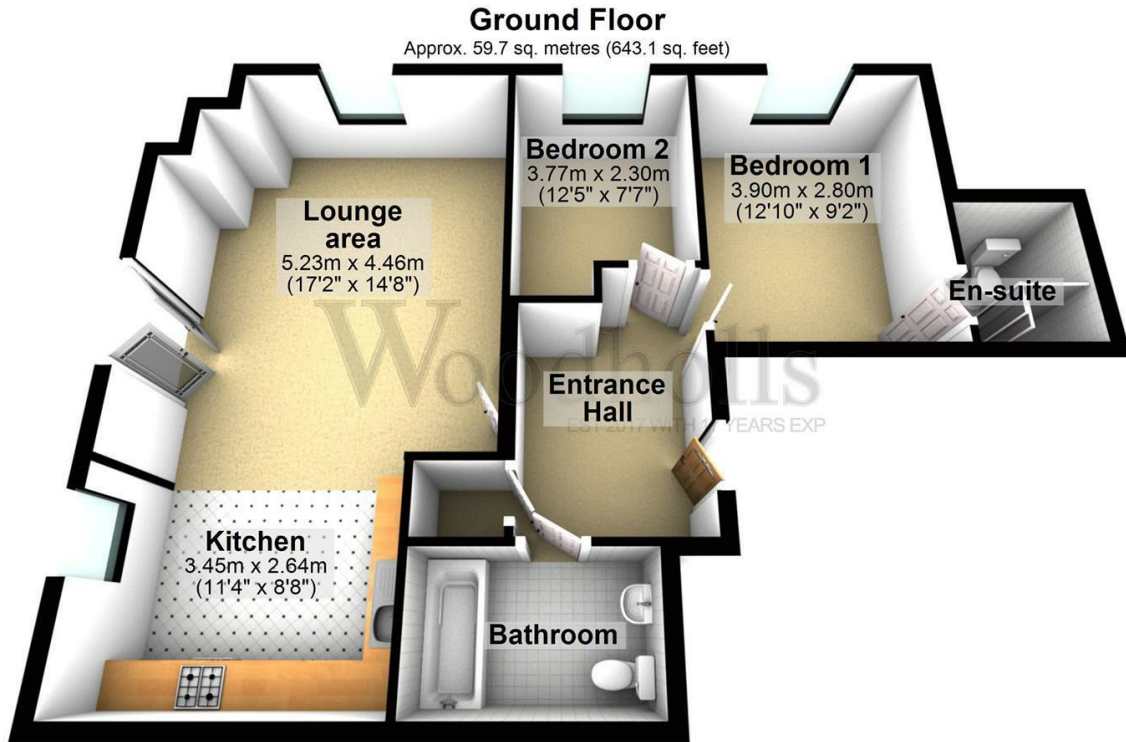
A truly stunning two bedroom, two bathroom, top floor luxury apartment situated in the popular Berryfields development. With local mini market and takeaway restaurants on your doorstep, and with a short walk to Aylesbury Parkway train station, this is a must see property. Finished to a high standard throughout.

Perfect for investors! Currently rented and achieving £925.00PCM with a potential yield of 4.72% per annum.

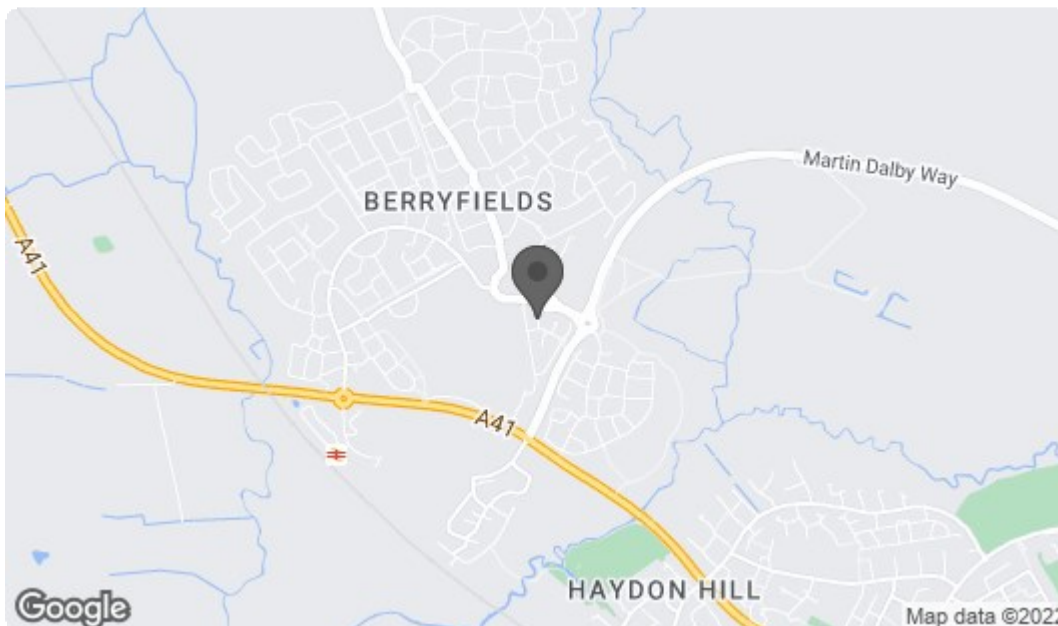
Lease: 120 years remaining (125 years from new)  
Ground Rent: £250 per annum  
Service Charge: £1279 per annum

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL  
Telephone: 01296 433 393 Email: [info@woodholls.co.uk](mailto:info@woodholls.co.uk) Website: [www.woodholls.co.uk](http://www.woodholls.co.uk)





Total area: approx. 59.7 sq. metres (643.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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