



59 Whinham Green

| Aylesbury | | HP18 0XJ



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Williams Properties welcome to the market this immaculate newly renovated two bedroom flat in located on the edge of Berryfields, Aylesbury. The property is one of only three apartments set within this block, this one is situated the first floor and consists of a secure entry way, entrance hall, open plan living area/kitchen, two double bedrooms, bathroom and allocated parking. Viewing comes highly recommended.

Offers in excess of £225,000

- Two Generous Bedrooms Double Bedrooms
- Top Floor Flat
- Immaculate Order Throughout
- A Development Of Only Three Apartments
- Walking Distance To The Train Station
- Open Plan Kitchen/Dining/Living Area
- Walking Distance To Local Amenities
- Viewing Highly Advised
- Allocated Parking
- Walking Distance To Schools

Berryfields

Berryfields boasts the Aylesbury Vale Academy, community centre, newly built local amenities and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41, M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles.

Council Tax

Band C

Lease Details

The vendor has advised of the following:

Length of Lease - 125 years

Lease Remaining - 121 years

Ground Rent / Service Charge combined = £200 per month approx

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Local Authority

Buckinghamshire Council



The property is located on the Berryfields development, which offers access to the A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre.



Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall featuring carpeted flooring, a fitted light to the ceiling and doors to both bedrooms, bathroom, living area and storage cupboard.

Lounge/Diner

Living area consists of carpet underfoot, a pendant light to the ceiling, a wall mounted radiator and space for a sofa set, dining table and other living/dining room furniture. Open plan access to the kitchen.

Kitchen

The fitted kitchen comprises, tiled flooring, spotlights to the ceiling and a range of wall and base mounted units with square edge worktops, inset sink with mixer tap, inset gas hob, oven and overhead extractor, fridge/freezer, washing machine and cupboard downlighting.

Bedroom Two

Bedroom two consists of carpet laid to floor, a pendant light to the ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

Master Bedroom

The master bedroom consists of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator and space for a king sized bed and other bedroom furniture.

Bathroom

This bathroom is comprised of a low level wc, pedestal hand wash basin with a mixer tap, a panelled bathtub with an overhead shower, mixer tap and a screen, tiling to splash sensitive areas, a heated towel rail, spotlights to ceiling and tiled flooring.

Parking

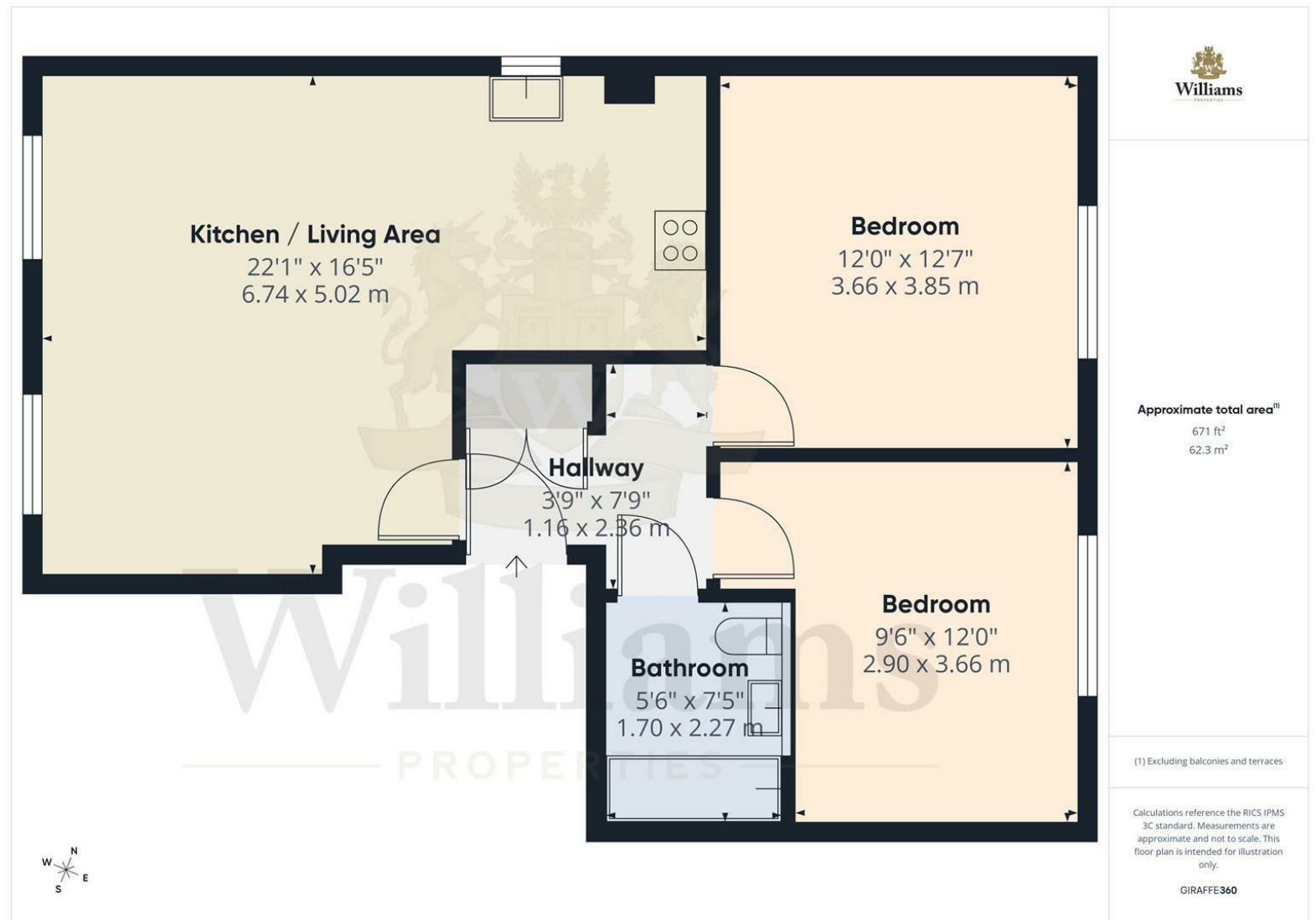
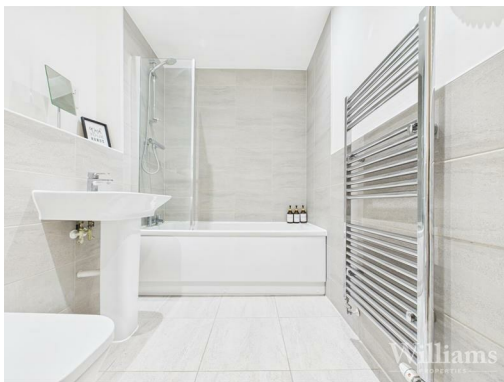
One allocated parking space to the rear with visitors parking available front and back of the property.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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			
(0-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.