



*Per Month*

**£1,300**

**\*\*AVAILABLE BEGINNING OF JUNE\*\* \*\*UNFURNISHED\*\***

This spacious third-floor, two-bedroom apartment is ideally located within a sought-after development, just a short distance from Aylesbury town centre and the train station. The well-presented accommodation includes an entrance hall, a generous lounge/ diner, a fitted kitchen, two double bedrooms and a modern bathroom. Additional benefits include a secure entry system, electric heating, UPVC double glazing, and allocated parking.

HOLDING DEPOSIT: £300  
DEPOSIT REQUIRED: £1,500

- AVAILABLE BEGINNING OF JUNE
- WALK OF STATION
- MODERN FITTED KITCHEN
- UPVC DOUBLE GLAZING
- SECURE PHONE ENTRY SYSTEM
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- UNFURNISHED
- VISITOR PARKING
- CLOSE TO TOWN



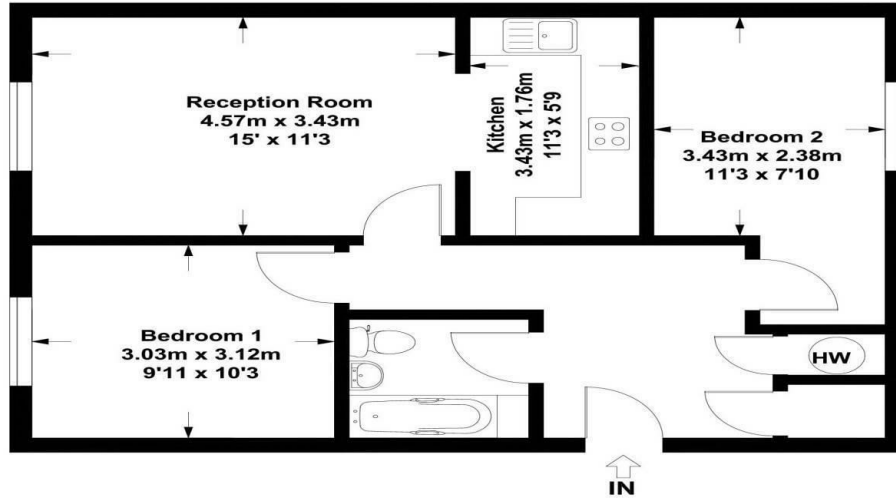
**32 Friarscroft Way, Aylesbury, HP20 2TE**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

### Friarscroft Way, Aylesbury, HP20 2TE

Approx. Gross Internal Area

58 Sq m - 624 Sq ft



This floor plan is not to scale. It is for guidance only and accuracy is not guaranteed.

