



PCM

£1,200

** Available late February **

A bright and spacious, ground floor, two bedroom apartment located in a sought after modern development sides onto Aylesbury's Grand Union Canal, which is located within walking distance of Aylesbury's town centre and train station. The accommodation comprises; entrance hall, open plan lounge/kitchen/diner, two bedrooms, and family bathroom. The property also benefits from; off street residents parking (with visitors bays), gas central heating and UPVC double glazing.

HOLDING FEE: £276.92

DEPOSIT: £1,384.62

TENANCY LENGTH: 12 MONTHS

- AVAILABLE LATE FEBRUARY
- CLOSE TO TOWN
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TWO BEDROOMS
- COMMUNAL GARDENS
- UNFURNISHED
- OPEN PLAN LIVING



120 Florey Gardens, Aylesbury, HP20 1RY

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

EPC Rating: 76



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. references to the Tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from the Solicitor.