



**\*NEW INSTRUCTION\* \*3/4 BEDROOMS\* \*CLOSE TO HOSPITAL AND TOWN CENTRE\*** Fantastic spacious 3 Bedroom town house.

Comprises: entrance hall, spacious lounge, fitted kitchen / diner with fridge/freezer and dishwasher, 3 bedrooms, en suite to master bedroom, family bathroom and study / bedroom 4.

This immaculate town house is located just a stones throw from Stoke Mandeville Hospital and a 25 minute walk from Aylesbury town centre and Aylesbury train station.

The property also benefits from a rear garden, UPVC double glazing and gas central heating.

Immaculately presented throughout, this property is offered unfurnished and would be ideal for a family.

Available now. Call now to view.

One week holding deposit required to secure - £415.38

£1,800 Per Calendar Month

18 Prothero Close, Aylesbury, Buckinghamshire HP21 9EU

Lounge

14'6" x 11'10"

Kitchen / diner

14'4" x 12'1"

Study / 4th bedroom

7'4" 10'9"

Bedroom 1

12'0" x 12'0"

Bedroom 2

14'3" x 9'10"

Bedroom 3

7'3" x 9'10"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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