



7a Montague Road  
Aylesbury , HP21 8JT  
£1,300 Per Calendar Month

hillyards.



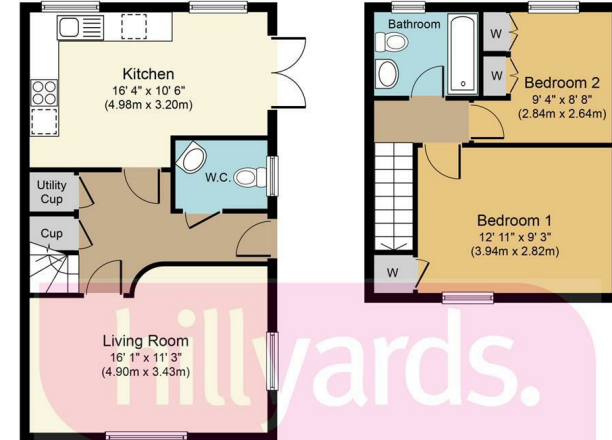
**\*NEW\*** An immaculately presented end of terrace family home which is located just a short walk from Aylesbury town centre and main line rail station.

Accommodation consists of spacious living room, fully fitted kitchen / dining area with white goods, downstairs WC, two double bedrooms and family bathroom.

Other benefits include a large enclosed garden, driveway parking for 2 vehicles, UPVC double glazing, and gas central heating.

A viewing comes highly recommended.

One week holding deposit required to secure - £288.46



**Ground Floor**  
Approximate Floor Area  
456 sq. ft.  
(42.4 sq. m.)

**First Floor**  
Approximate Floor Area  
306 sq. ft.  
(28.4 sq. m.)

#### 7A MONTAGUE ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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