



**12 Western House**  
Rickfords Hill, Aylesbury, HP20 2GQ  
**£1,300 Per Calendar Month**



## 12 Western House, Rickfords Hill, Aylesbury, HP20 2GQ

Located in the heart of Aylesbury at Western House, this well-presented 1 bedroom apartment offers easy access to local amenities and transport links.

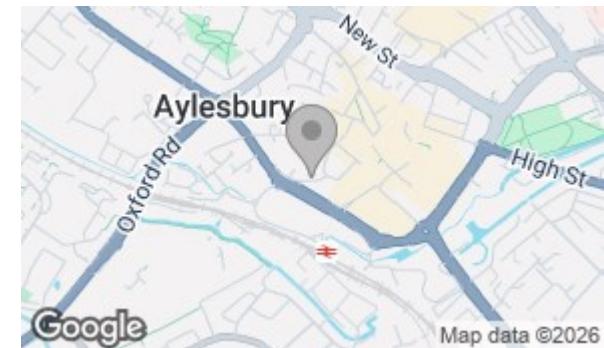
The apartment is conveniently located, offering easy access to local attractions. Explore the nearby Aylesbury Waterside Theatre, unwind at Vale Park, or indulge in a variety of dining options, from local delicacies to international cuisine.

Transportation is simple, with various options available. The apartment is close to bus stops, Aylesbury Train Station, and accessible roads with nearby parking.

The apartment consists of a bright, airy living room perfect for relaxing or entertaining. Modern, fully equipped kitchen with integrated appliances. Modern, fully equipped kitchen with integrated appliances. A spacious double bedroom providing a peaceful retreat and a sleek bathroom with a shower over a bath and W.C.

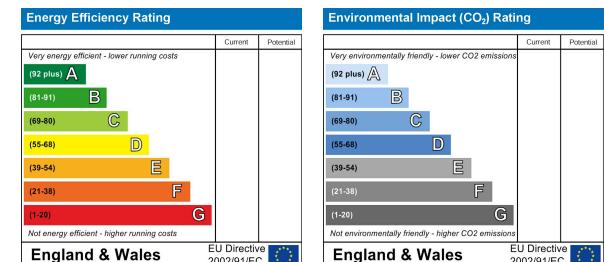


### Area Map



### Floor Plan

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.