



12 The Warren, Aylesbury, HP18 0FL

**£183,000**

- Chain free
- 668sq ft of living space
- Balcony and separate Juliet balcony
- Private parking
- 60 mins to London
- 20 Mins to Jct 9 M40

## THE PROPERTY

Located just a short walk from Aylesbury Vale Parkway train station and the A41, this first-floor apartment in Berryfields offers a blend of convenience and contemporary living. With modern amenities and a thoughtfully designed layout, this property is perfect for comfortable living.

### Key Features:

- Location: Short walk to Aylesbury Vale Parkway train station and A41
- Floor: First floor
- Bedrooms: 1 Double bedroom with built-in double wardrobes, 1 generously sized single bedroom
- Parking: Allocated off-road parking to the rear of the apartments

### Property Layout:

- Hallway: Welcoming hallway leading to all main rooms
- Modern Kitchen: Spacious kitchen equipped with integrated appliances
- Lounge: Bright lounge featuring patio doors that open onto a small balcony, with an additional set of doors leading to a Juliet balcony
- Bathroom: Contemporary family bathroom with a shower over the bath
- Storage: Includes a large storage cupboard for added convenience

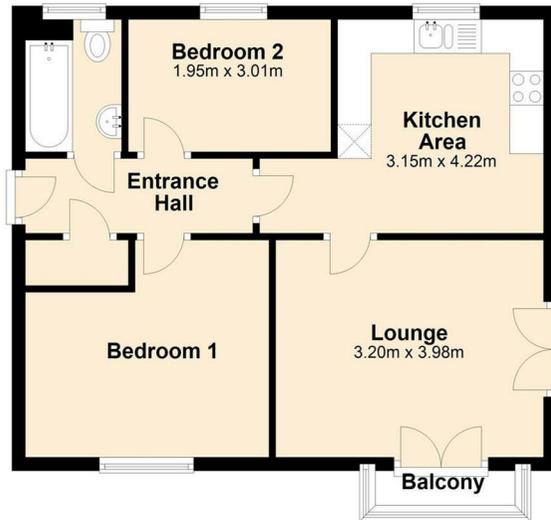
### Additional Information:

- Service Charge: £135 per month
- Ground Rent: £250 per year

This property is ideal for those seeking modern amenities in a convenient location. The proximity to major transport links and the thoughtfully designed living spaces make it a perfect choice for comfortable and stylish living.

For further details and to arrange a viewing, please contact us

### First Floor



Total area: approx. 51.2 sq. metres

## SITUATION

## Directions

Market House Market Sq, Aylesbury, HP1201TN

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