



## Nicholas Charles Crescent Aylesbury

- Two bedroom apartment
- Open plan living
- Allocated parking behind electric gates
- Gas to radiator central heating
- Popular Berryfields development
- Available now

Price £1,250 pcm Subject To Contract



Layco Properties proudly presents this modern, two bedroom, first floor apartment, with gated access, situated in Berryfields within walking distance of Aylesbury Vale Parkway Train Station and local shops. The property is well presented throughout and further benefits include; gas central heating, allocated parking and a Juliet balcony in the living room.

#### **Entrance hall**

Window overlooking parking area, telephone entry system and storage cupboard.

#### **Kitchen/living room 18'7" (5.66m) x 15'1" (4.6m) Max**

Juliet balcony plus two windows, modern kitchen units with 1 1/2 bowl sink and drainer unit, integrated fridge/freezer and dishwasher, built in oven with gas hob and extractor above, washer/dryer, cupboard housing gas boiler.

#### **Bathroom 8'3" (2.51m) x 5'0" (1.52m)**

Fitted with a modern suite comprising; WC, hand basin and bath with shower above. Part tiled walls, window, extractor fan and shaving socket.

#### **Bedroom one 13'8" (4.17m) Max x 8'5" (2.57m)**

Window, radiator, 3 x sockets

#### **Bedroom two 8'5" (2.57m) x 7'6" (2.29m)**

Window, radiator, 2 x sockets

#### **Parking**

Set behind electric vehicular gates there is allocated parking for one vehicle.

