

2 Bed Flat In Pondecroft , Aylesbury, HP18 0FS

£1,250 Monthly





SHORT DESCRIPTION

Property Ref: 14801 Modern 2-Bedroom Flat to Rent - Pondecroft, Aylesbury HP18 0FS Situated in a sought-after residential area of Aylesbury, this well-presented 2-bedroom flat offers modern living in a peaceful setting. Located in Pondecroft, HP18, the property is ideal for professionals, couples or small families seeking a comfortable and convenient home. Key Features: Two spacious double bedrooms with ample natural light Bright and airy open-plan lounge or dining area Modern fitted kitchen with integrated appliances Stylish family bathroom with contemporary fittings Secure entry system and well-maintained communal areas Aylesbury Vale railway station is just a 5 minute walk opposite and the bus stop is just 2 minute walk outside on the corner This property is part of a quiet and friendly development with excellent transport links, including easy access to the A41 and Aylesbury town centre. Local shops, schools, and green open spaces are just a short distance away. The flat is on the middle floor so benefits from good insulation so heating bills are low. The flat has an upgraded kitchen with a 5 ring gas burner, oven and plenty of storage space. There is a small double bed in the larger bedroom which also has a large wardrobe for storing clothes etc. The living space is open plan but larger than most flats in the block. Perfect for a professional couple. Parking is on or off street. Available immediately. Early viewing is highly recommended. Property Type: Flat Full letting price: £1250 Deposit: £1442 Pricing Options: Fixed Price Council tax band: C EPC rating: B Measurement: 653 sq.ft. Outside Space: Balcony Parking: On and Off street Heating Type: Gas Central Heating.



Bed Room(s)



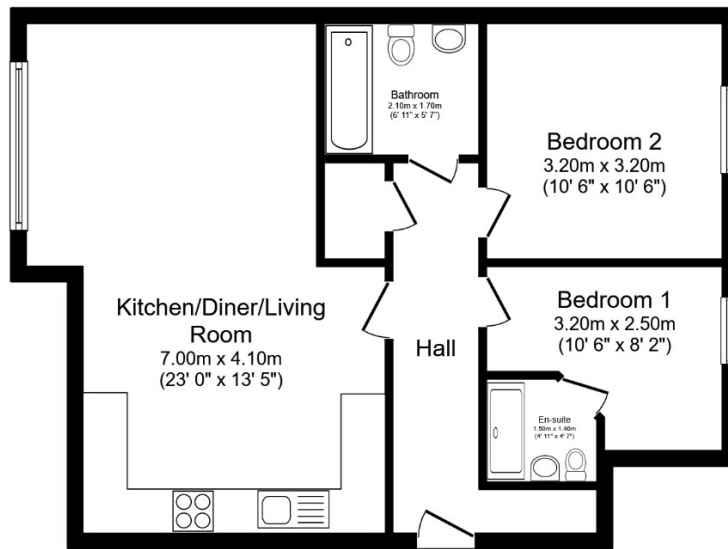
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 60.6 sq.m. (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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