



**Paradise Orchard, Aylesbury HP18 0EX**

**welcome to**

**Paradise Orchard, Aylesbury**

A well-presented and spacious two-bedroom top floor apartment being situated within walking distance of the local railway station and being on the popular Berryfields development. The property features double glazing, gas heating system with radiators, entrance hall, open plan lounge/dining/kitchen, two bedrooms, bathroom, gated parking area. Internal viewing is highly recommended to fully appreciate this top floor apartment.



## Accommodation Comprises

### Entrance Hall

### Lounge/Dining/Kitchen

22' 8" x 11' 6" ( 6.91m x 3.51m )

### Bedroom One

11' 5" x 9' 11" ( 3.48m x 3.02m )

### Bedroom Two

11' 5" x 8' 4" ( 3.48m x 2.54m )

### Bathroom

### Outside

### Allocated Parking

### Agents Note

The sellers have confirmed there is also an assigned bike storage as well as access to a loft space from inside the property.



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## Paradise Orchard, Aylesbury

- TOP FLOOR APARTMENT
- OPEN PLAN LOUNGE/ DINING/ KITCHEN
- TWO BEDROOMS
- BATHROOMS
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 2670.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL116330 - 0003

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**01296 488111**



[Aylesbury@brownandmerry.co.uk](mailto:Aylesbury@brownandmerry.co.uk)



5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



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