



## **Avalon Street, Aylesbury, Buckinghamshire, HP18 0GS**

**TO LET £1,350 pcm**

**Unfurnished**

An extremely well presented, two bedroom, first floor apartment situated in a modern development and within 1.0 miles of local amenities. UNFURNISHED. AVAILBLE NOW.. EPC rating C. CONTACT B&B LETTINGS 01344 354554.

- FIRST FLOOR
- SELF CONTAINED ENTRANCE
- GARAGE
- ALLOCATED PARKING SPACE
- WITHIN 1.0 MILES OF LOCAL AMENITIES.
- GAS CENTRAL HEATING
- MODERN

**Office Numbers:**

Chilterns | 01844 354554

Marlow | 01628 333800

Princes Risborough | 01844 343334

Stokenchurch | 01494 485560

High Wycombe | 01494 936547

W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)

E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

**Head Office Address**

Chilterns Office

Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

An extremely well presented, two bedroom, first floor apartment situated in a modern development and within 1.0 miles of local amenities. The property comprises:-

### GROUND FLOOR

Self contained entrance with stairs leading to first floor

### FIRST FLOOR

Open plan kitchen/living room

Main bedroom

Guest bedroom

Bathroom with shower over bath

The property also benefits from gas central heating, a good size garage underneath the apartment and an allocated parking space. The county town of Aylesbury offers a comprehensive range of shopping and entertainment facilities, including the fantastic Waterside Theatre and Odeon Cinema.

Aylesbury station provides a 50 minute service to London Marylebone. Aylesbury Parkway is an alternative and also serves Birmingham. The M40 can be found just outside Thame. Luton and London Heathrow Airports are both under an hour by road with Birmingham Airport about an hour and a half.

Aylesbury Grammar School along with the High School and the Sir Henry Floyd Grammar School consistently achieve outstanding results locally. Aylesbury College has also undergone a major investment in new buildings and technology in recent years.

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band C

### Terms

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

### Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:

Bonnors and Babingtons Chinnor

**01844 354554**

