



2 Ritson Lane

| Aylesbury | Buckinghamshire | HP18 0ZD



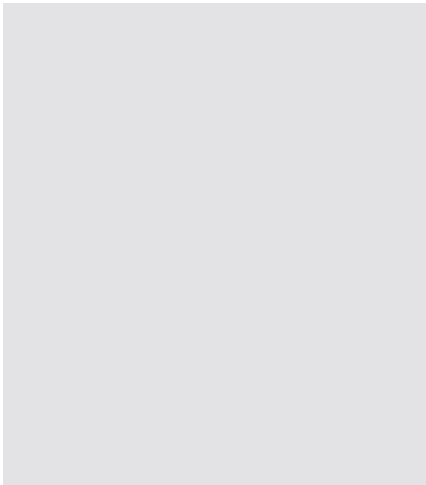
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NEW INSTRUCTION!! Williams are delighted to offer this immaculate 3 bedroom property situated on the new Mayberry Place development of Aylesbury. The property consists of large entrance hall with large downstairs wc, kitchen/diner with centre island and door to garden, lounge with patio doors to garden, low maintenance garden, stairs to first floor, master bedroom with en-suite, two further bedrooms and family bathroom, garage with parking for two further vehicles. Available 3rd May 2025. Viewing highly recommended!!

Per month £1,800 Per month



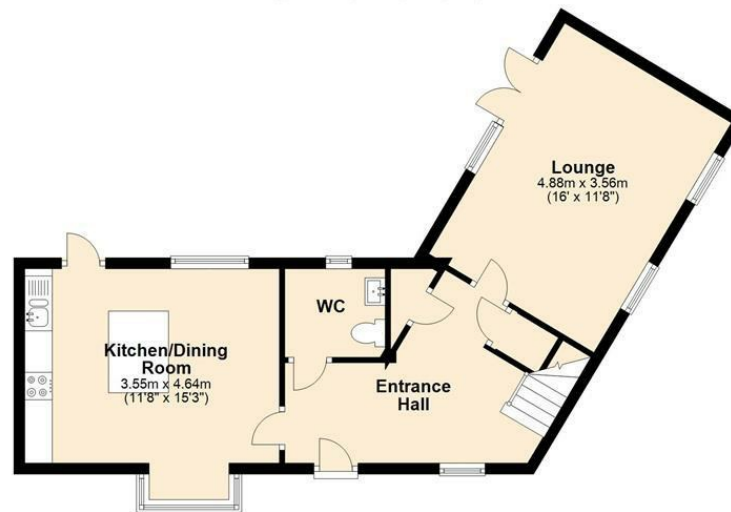


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B	81		
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

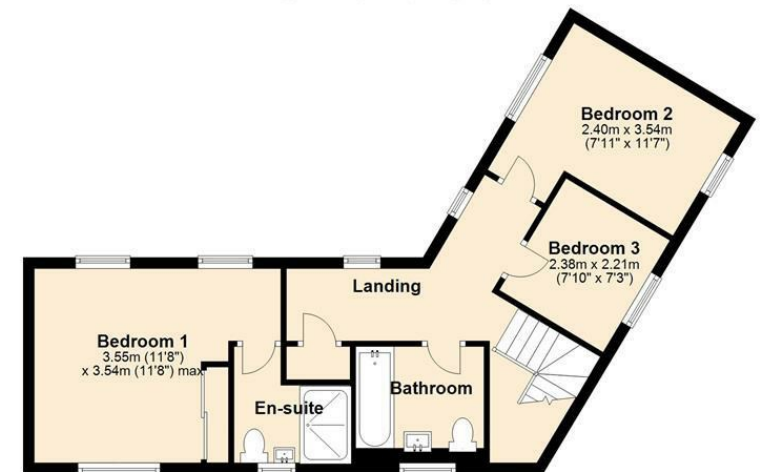
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			92
(81-91) B	82		
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 51.4 sq. metres (553.0 sq. feet)



First Floor
Approx. 51.0 sq. metres (548.5 sq. feet)



Total area: approx. 102.3 sq. metres (1101.5 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.