

2 Ritson Lane

| Aylesbury | Buckinghamshire | HP18 0ZD

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



















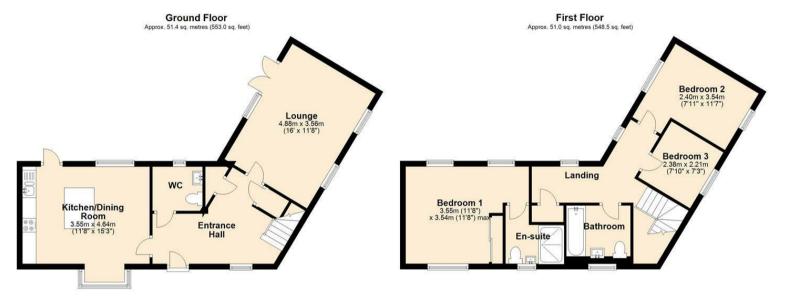
		Current	Potenti
Very energy efficient - lower running costs		_	_
(92 plus) A			92
(81-91) B		81	
(69-80) C			
(55-68)			
(39-64)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			

	Current	Potent
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛝		92
(81-91)	82	
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		









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 Plantly.



8-10 Temple Street Aylesbury Buckinghamshire HP20 2RQ Email: Web: aylesbury@williams.properties www.williams.properties

Tel:

01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded:they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.