



PAKENHAM CLOSE, AYLESBURY, HP19
£1,600 per month*

Carter Jonas

PAKENHAM CLOSE, AYLESBURY, HP19

Pakenham Close, Aylesbury, HP19

Approximate Area = 1104 sq ft / 103 sq m (includes garage)

For identification only - Not to scale

A 3 bedroom end of terrace property situated in Aylesbury.

Accommodation comprises - Entrance Hallway, Cloakroom, Lounge, Kitchen, Conservatory and Single Garage. On the first floor there are three Bedrooms, one with En Suite Shower Room, and a Family Bathroom. Outside the property there is a garage, parking area to the front and a small rear garden.

Available unfurnished from late April for an initial 12 month term.

Council Tax Band D/EPC - C

Flood Risk Zone 3

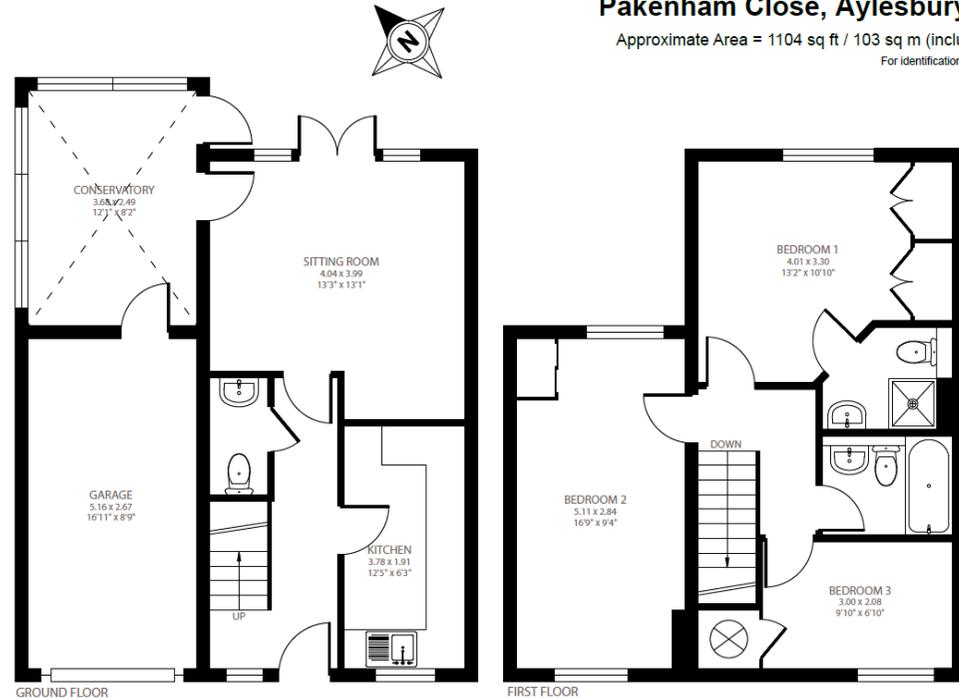
Mains water, gas and electricity are connected.

Pets considered

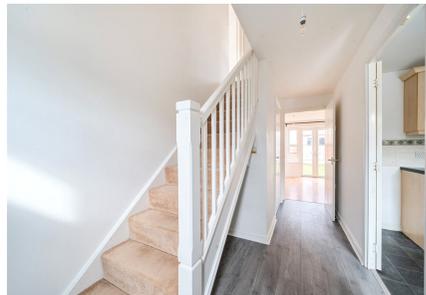
Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.gov.uk

- Council Tax Band = D
- Deposit Required = £1,846.15
- Minimum term 12 months
- 3 Bedrooms
- 1 En suite Shower Room
- Family Bathroom
- Kitchen
- Sitting Room
- Conservatory
- Cloakroom
- Garden
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		88
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Carter Jonas. REF: 895878



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



A member of

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.