



ROME AVENUE, AYLESBURY, HP21
£1,650 per month*

Carter Jonas

ROME AVENUE, AYLESBURY, HP21

A 3 Bedroom and 2-bathroom house with garden and parking.
Modern property situated on the new Harborne Manor development close to Stoke Mandeville Hospital.

Accommodation comprising: Entrance Hall, Sitting Room, Kitchen/Diner, Cloakroom WC,
Principal Bedroom with en suite, Two further Bedrooms and Bathroom. Garden and Parking.

Flood Zone 1: Low probability of flooding.
Internet & Mobile Further information on availability and speeds can be found at
checker.ofcom.org.uk.

EPC - B
Council Tax Band D - Please contact Aylesbury Vale Council for current charges.
Holding deposit = 1 weeks rent of £380.00

Deposit is 5 weeks rent (£1,650 pcm = £1,903.00 deposit)

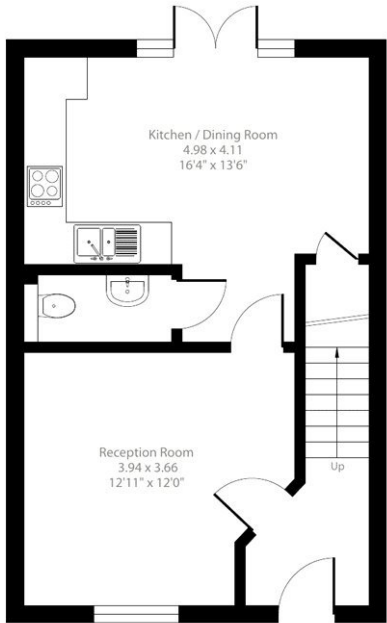
Available mid-August for a minimum 12 month term. Unfurnished.



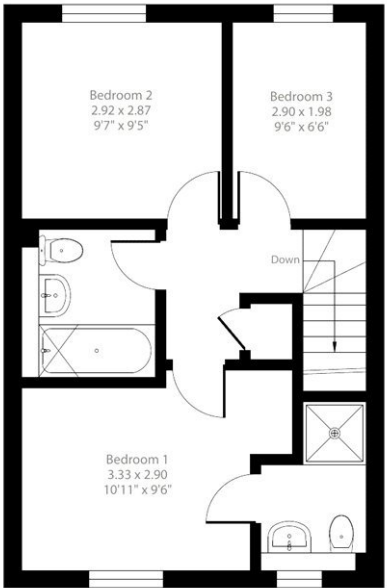
Rome Avenue, Aylesbury, HP21

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Carter Jonas. REF: 1135877

- Council Tax Band = D
- Deposit Required = £1,903.85
- Minimum term 12 months
- 3 Bedrooms
- 2 Bathrooms
- Garden
- Driveway Parking
- Unfurnished
- White Goods for Kitchen
- Professionally managed
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(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		



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

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



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.