



**SYDNEY STREET, AYLESBURY, HP21**  
£1,650 per month\*

**Carter Jonas**

# SYDNEY STREET, AYLESBURY, HP21

Modern 3 Bedroom/2 Bathroom House Close to Hospital with Garden and Driveway.

Comprising: Entrance Hall, Cloakroom WC, Kitchen/Diner, Sitting Room, Principal Bedroom with En Suite, Two Further Bedrooms and Bathroom, Driveway Parking, private rear garden. Unfurnished. Available Mid-September 2024.

Mains electricity, gas and water are connected to the property. The property is freehold.

Flood zone 1: Low risk

Holding deposit = 1 weeks rent £380.00

Deposit = 5 weeks rent @ £1,650 pcm = £1,903

EPC Rating B

- Council Tax Band = D
- EPC = B
- Deposit Required = £1,903.00

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(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](http://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.