



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

**Carter Jonas**

# ROME AVENUE, AYLESBURY, HP21



## Rome Avenue, Aylesbury, HP21

Approximate Area = 852 sq ft / 79.1 sq m  
For identification only - Not to scale

Recently built 3 bedroom and 2 bathroom semi detached house with garden and parking, situated on the new Harborne Manor development close to Stoke Mandeville Hospital.

Accommodation comprising: Entrance Hall, Sitting Room, Kitchen/Diner, Cloakroom WC, Principle Bedroom with en suite, Two further Bedrooms and Bathroom. Garden and Parking. Available unfurnished for a 12 month tenancy early March 2025.

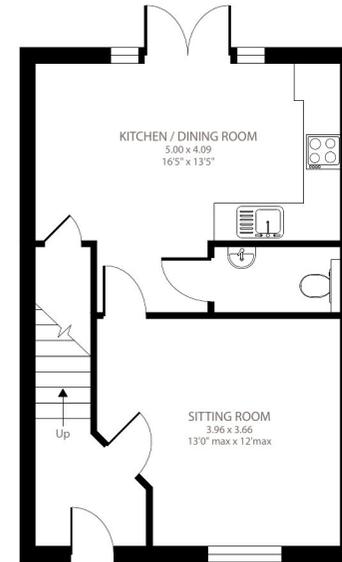
Aylesbury's local amenities include shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network. Nearby Stoke Mandeville has a church, public houses, restaurants, a combined school and a sports stadium.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk. No access to loft. Mains gas, electricity, water and drainage are connected to the property. Gas central heating. Flood Risk - Low

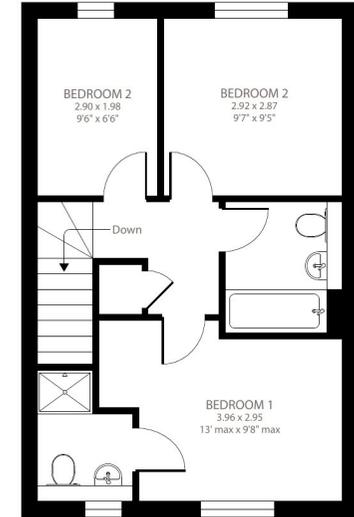
Holding deposit of 1 weeks rent £380.00

- Council Tax = D
- Deposit Required = £1,903.00
- 3 bedrooms
- 2 bathrooms
- Unfurnished
- Semi detached
- Professionally managed
- Corporate Landlord
- Flexible long term tenancies
- Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(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	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Carter Jonas. REF: 926918



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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