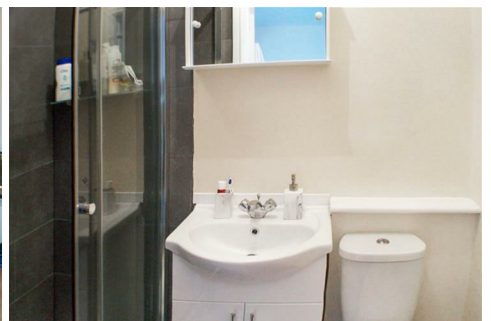
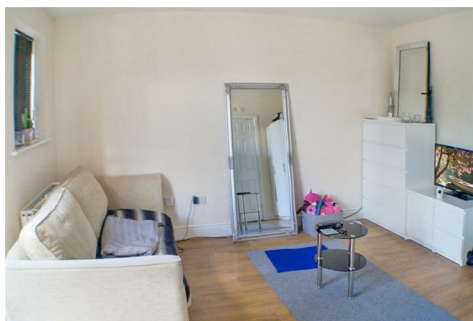




**FORD & PARTNERS**

ESTATE AGENTS





**5, 60 Stoke Road, Aylesbury, Buckinghamshire, HP21 8BX**

We are pleased to present this studio apartment to rent. The apartment is situated on the ground floor and benefits from its own gated entrance and patio/shingle garden. It is located within a mile of the town centre and train station. The property contains a small kitchen area, reception/bedroom and en-suite bathroom. It features Gas Central Heating, double glazing and allocated parking. The utilities are included in the rent.

- **Studio**
- **Gas Central Heating**
- **En Suite Bathroom**
- **Patio Garden**
- **Utilities Included**
- **Allocated Parking**
- **Pets Considered**
- **Double Glazing**

**£775 Per month**

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

