



TO LET

Long Leys, Aylesbury
£1,450 pcm + security deposit

Modern 2-bedroom house with garage -
available immediately.

- Modern end of terrace house
- 2 double bedrooms
- Large reception room
- Bathroom with bath & shower over
- Separate WC
- Energy Rating : C
- Council Tax Band C
- Built in wardrobes
- Allocated parking for 2 cars
- Low maintenance garden



**£1,450 pcm +
security deposit**

**Long Leys,
Aylesbury,
Bucks
HP19 8GN**

Modern 2-Bedroom End of Terrace House – Fairford Leys. Available immediately.

Located in the sought-after Fairford Leys development, this modern end of terrace house offers spacious and well-maintained accommodation, ideal for professionals, couples or small families. The property features two generously sized double bedrooms, both with built-in wardrobes and a well-appointed bathroom with a bath and shower over. A downstairs cloakroom adds extra convenience. The large reception room opens onto a low-maintenance paved rear garden, providing excellent outdoor space. The house is neutrally decorated throughout and benefits from a new gas boiler for efficient heating. Further features include an integral single garage and off-street parking for two cars (end-to-end). Double glazing. Available immediately. Early viewing is recommended. MANAGED BY A PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION. Energy efficiency grade C. Council tax band C (Buckinghamshire County Council). Sorry no pets. NB - the burglar alarm is not in service. Loft access available for suitcase storage only.

IMPORTANT - The holding deposit is equivalent to one week of the

>> Key Features

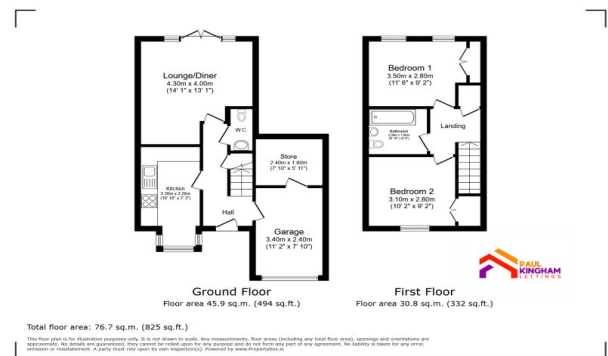
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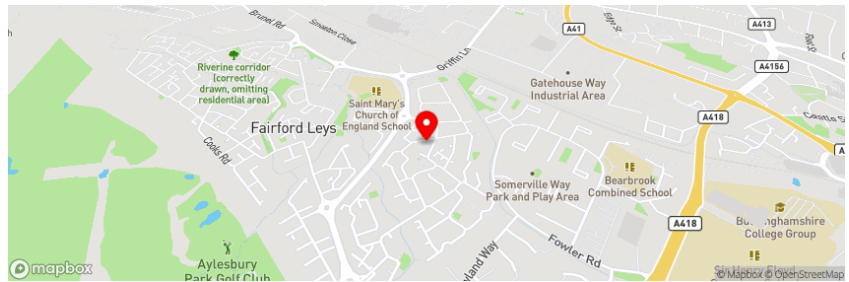
final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Directions



Certificate Number : 0330-262-7480-2894-8025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0330-262-7480-2894-8025>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.