



## BROKA COURT, FAIRFORD LEYS, AYLESBURY

**£195,000**  
LEASEHOLD

Located in the heart of the highly desirable Fairford Leys, this well presented top floor apartment is an excellent opportunity for first-time buyers or those looking to downsize. Offering a quiet and peaceful setting, this two bedroom home combines modern style with practicality, making it an ideal choice for comfortable living.



# BROKA COURT

• FAIRFORD LEYS • TOP FLOOR  
APARTMENT • TWO DOUBLE  
BEDROOMS • SECURE UNDERGROUND  
PARKING • COUNCIL TAX BAND C • UPVC  
DOUBLE GLAZING & ELECTRIC  
HEATING • SHORT WALK TO VILLAGE  
CENTRE • OPEN PLAN LIVING



## LOCATION

Fairford Leys is a popular modern development situated in the south-west of Aylesbury. The estate has its own village square offering a range of shops, restaurants, nursery, church, community centre and health club. The development is served by a frequent bus service providing a quick link to Aylesbury town centre and railway station. There is a local school, St Marys, providing education up to secondary level. Aylesbury town itself offers a comprehensive range of shopping and schooling facilities together with a mainline railway link to London (Marylebone) in approximately one hour.

## ACCOMMODATION

As you step inside, you'll immediately notice the high ceilings that enhance the sense of space and light. The entrance, kitchen, and sitting room feature durable and stylish Karndean flooring, providing both elegance and longevity. The sitting room is a welcoming space, perfect for relaxation or entertaining.

Both bedrooms are generously sized doubles, with bedroom one offering ample space, while bedroom two benefits from a fitted wardrobe for convenient storage. Both rooms are carpeted for a warm and cozy feel.

This home has been updated with modern comforts,

including new, energy-efficient Dimplex electric heaters, a sleek electric hob, and a new electric ladder-style bathroom radiator, ensuring warmth and efficiency throughout the year.

A standout feature of this property is the secure underground car park, offering two allocated parking spaces, a rare and highly sought-after benefit in this location.

Residents also have access to a sunny communal garden at the rear of the building providing a peaceful outdoor space to relax and enjoy the fresh air.

Fairford Leys is a vibrant community with excellent amenities right on your doorstep. Enjoy dining at one of the area's fantastic restaurants, stay active at the Nuffield Health gym, or pick up essentials from the local Co-op. With a coffee shop and other convenient amenities nearby, everything you need is within easy reach.

If you're looking for a stylish, low-maintenance home in a prime location, this top-floor apartment is not to be missed. Contact us today to arrange a viewing!

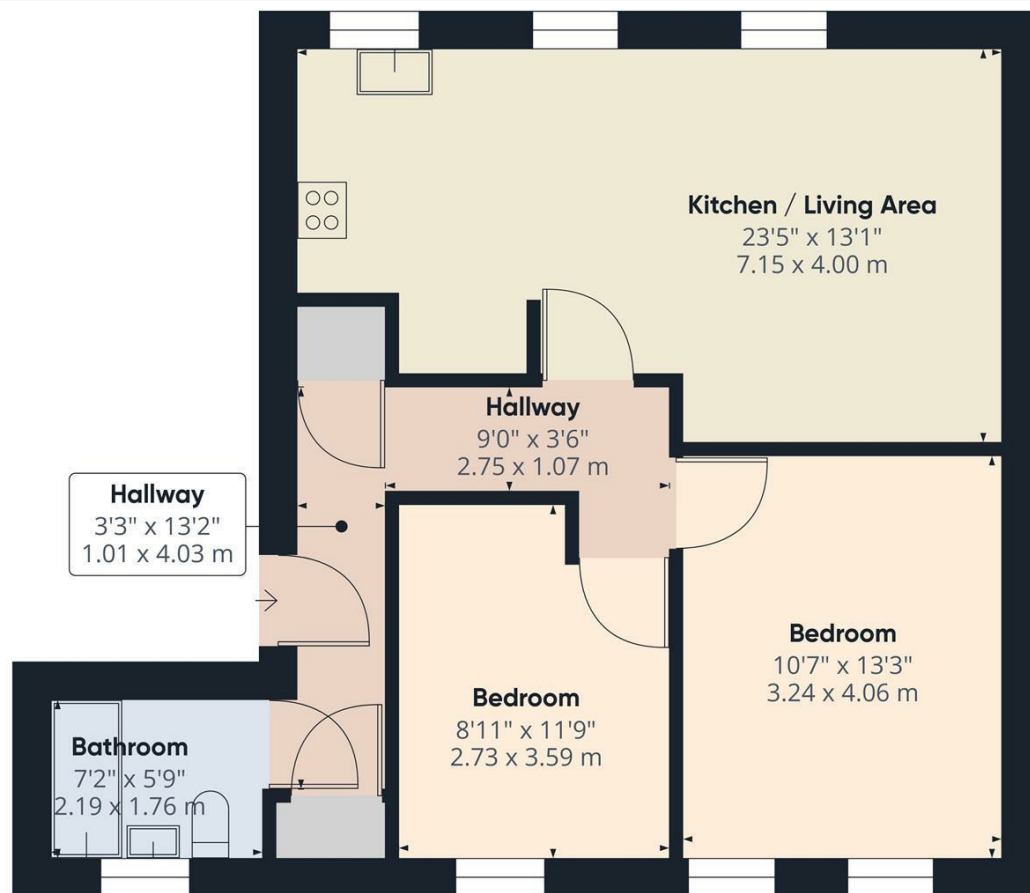
## AGENT NOTES

LEASE DETAILS - 125 year lease with 107 years left.  
Ground Rent £380 per year Service Charge £2000 per year

## BROKA COURT







Approximate total area<sup>1)</sup>  
649.06 ft<sup>2</sup>  
60.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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