



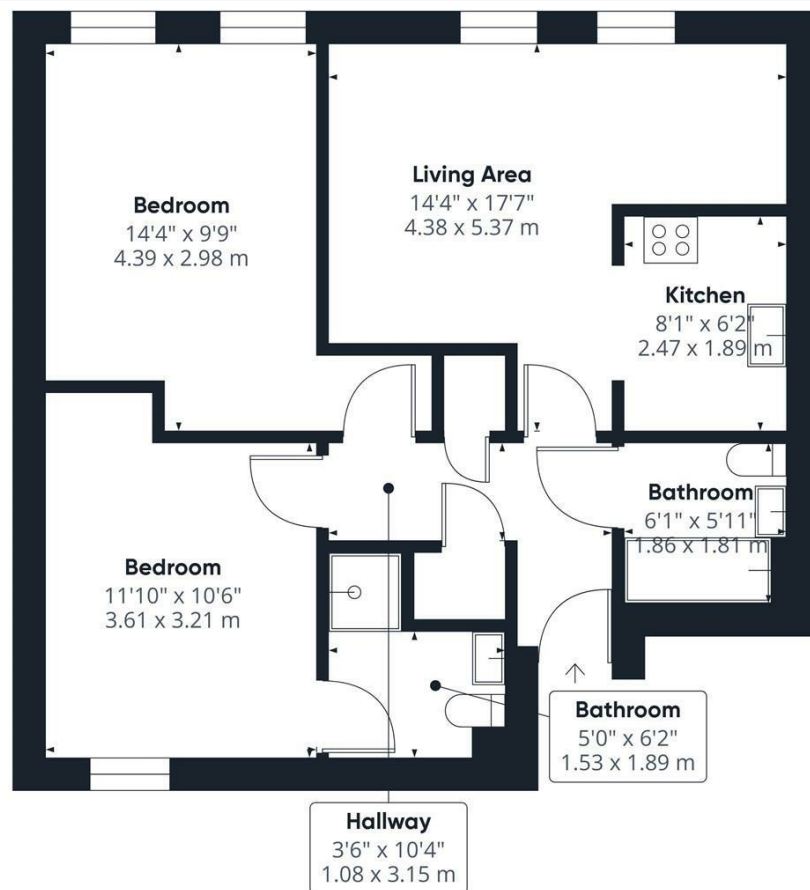
15 WATERFORD GATE

AYLESBURY, HP19 7HX

£210,000
LEASEHOLD

A modern TWO-BEDROOM, TWO-BATHROOM top-floor apartment in Fairford Leys, Aylesbury. Featuring an open-plan living area, a well-equipped kitchen, and spacious bedrooms, including an en-suite to the master. UNDERGROUND PARKING and close to amenities the property is for sale with NO UPPER CHAIN.





Approximate total area¹
647.12 ft²
60.12 m²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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