

## PINE STREET, FAIRFORD LEYS, AYLESBURY

**PRICE £189,950**

**LEASEHOLD**

A two bedroom top floor flat located in the popular Fairford Leys development in Aylesbury. Offered with no upper chain, the property features an open-plan living and kitchen area, two good-sized bedrooms, and a bathroom. Additional benefits include allocated parking and close proximity to local amenities, making it an ideal purchase for first-time buyers or investors.





## PINE STREET

- NO UPPER CHAIN • TWO BEDROOM TOP FLOOR FLAT • POPULAR FAIRFORD LEYS DEVELOPMENT • OPEN PLAN LIVING/KITCHEN AREA • ONE ALLOCATED PARKING SPACE • CLOSE TO LOCAL AMENITIES



### 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

Upon entering the property, you are greeted by a welcoming hallway featuring a useful storage cupboard, perfect for keeping everyday items neatly tucked away. The flat offers two bedrooms, suitable for use as double rooms, guest accommodation, or a home office.

The bathroom comprises a WC, wash basin, and a bathtub with a shower attachment, providing both practicality and comfort.

The heart of the home is the open-plan living and kitchen area. The kitchen is fitted with an inset electric hob and oven, with space for a fridge and washing machine. The adjoining dual-aspect living

room enjoys plenty of natural light and offers ample space for a range of furniture.

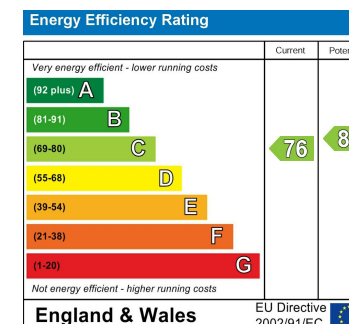
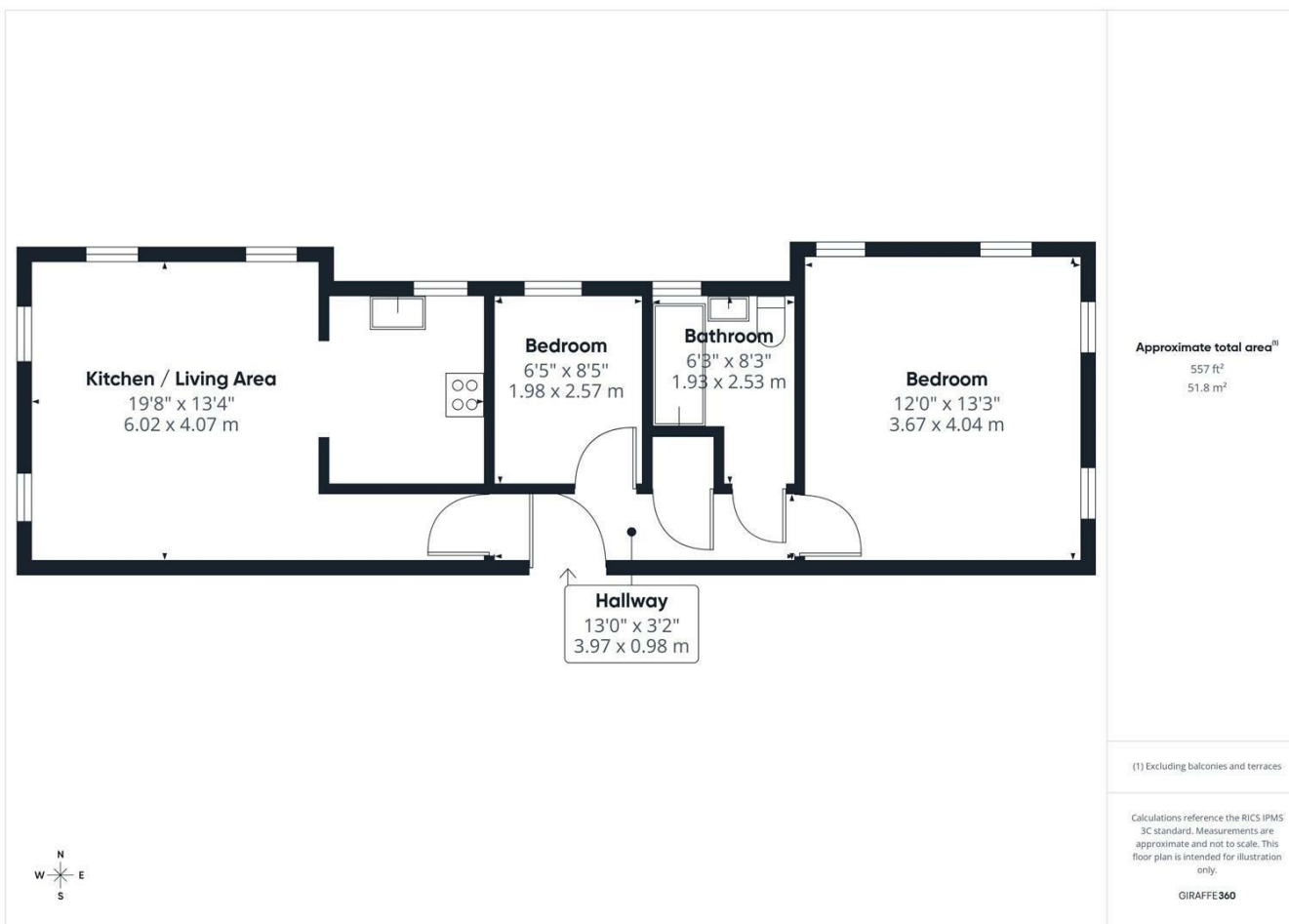
The property also benefits from one allocated parking space. Residents of Fairford Leys enjoy close proximity to a variety of local amenities, including shops, restaurants, a gym, and excellent transport links into Aylesbury town centre.

### NOTE

LEASE INFO - 125 year lease with 105 years left.  
Charges TBC

## PINE STREET





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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