

1 Bedroom

Top Floor
Apartment

FAIRFORD LEYS

68 RILL COURT, FAIRFORD LEYS
AYLESBURY, BUCKS, HP19 7HX



£175,000

LEASHOLD

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LOCATION

Fairford Leys, Aylesbury, is a thriving residential area known for its family-friendly community and range of amenities. With a central village square hosting shops, cafes, and services, it fosters a strong sense of community. There are parks, playgrounds, and a sports center, making it ideal for outdoor activities. Convenient transportation links,

THIS HOME FEATURES

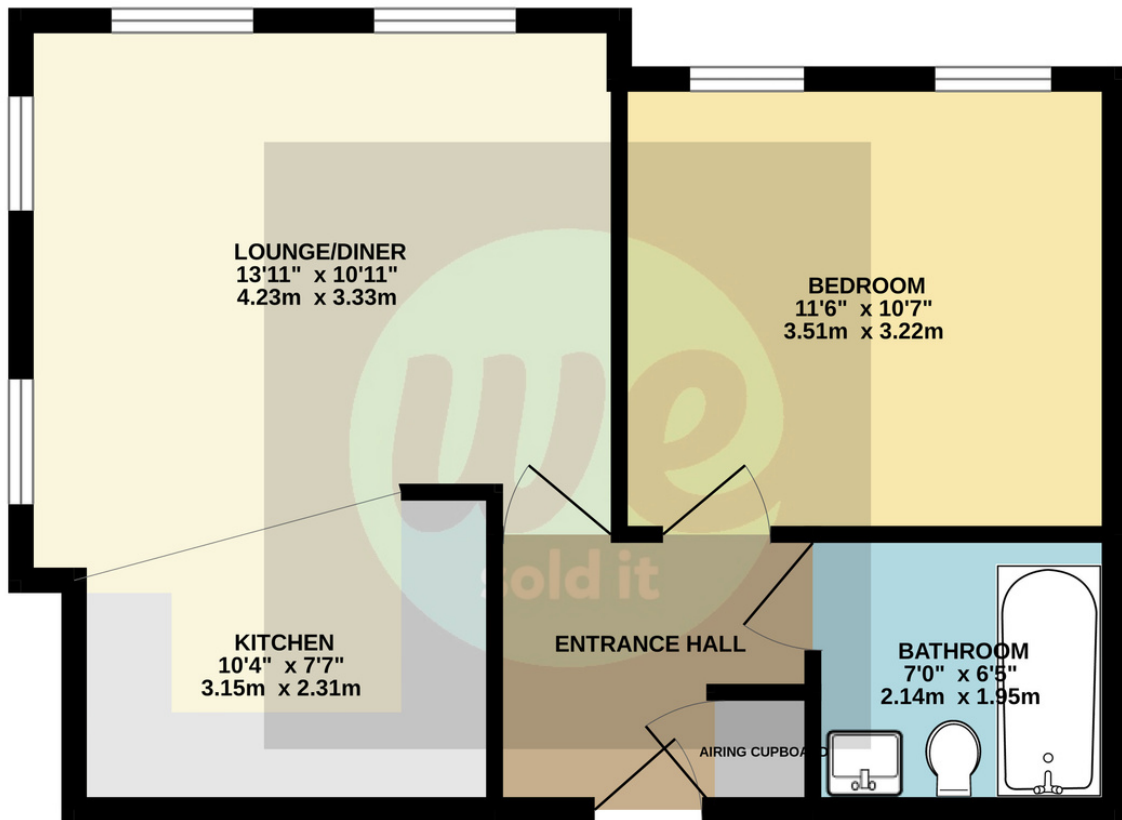
- TOP FLOOR APARTMENT
- DOUBLE BEDROOM
- SECURE PARKING
- OPEN PLAN LIVING SPACE INCLUDING KITCHEN DINING & LOUNGE
- ALLOCATED PARKING
- WALK TO SHOPS
- WALK TO SCHOOL

including the A41 and M40, connect to nearby towns. Aylesbury town center is nearby for shopping and entertainment. Fairford Leys offers a welcoming environment and quality housing, appealing to those seeking a comfortable and well-connected lifestyle in Aylesbury.



PROPERTY SUMMARY

We Sold It are pleased to present this spacious one bedroom top floor modern apartment situated on the popular Fairford Leys development, just a 1.5 mile walk from Aylesbury's London bound mainline train station. The property comprises secure entrance telephone system, entrance hall, contemporary open plan living and kitchen space, spacious double bedroom with built in wardrobe, bathroom, allocated parking space. The fairford Leys Village Centre is location just a few hundred yards away and offers a selection of amenities including convenience stores, restaurants and takeaways.



TOTAL FLOOR AREA : 443 sq.ft. (41.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



*Fastest Train from Aylesbury to London Marylebone

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