

2 Bedroom Top Floor Apartment **Popular Fairford Leys Development**

27 Broka Court, Aylesbury
Buckinghamshire, HP19 7HX



£210,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



THIS HOME FEATURES

POPULAR FAIRFORD LEYS
DEVELOPMENT
TWO DOUBLE BEDROOMS
EN-SUITE
GATED UNDERGROUND
PARKING
TOP FLOOR
WALK TO SHOPS
WALK TO GYM
OPEN PLAN LIVING

LOCATION

Situated just 2.1 miles walk from Aylesbury's mainline train station, connecting to London Marylebone in less than an hour, Broka Court is located in the centre of the desirable Fairford Leys Village, just outside Aylesbury. The village offers a wealth of facilities, such as restaurants, convenience stores, hair and beauty salons, a health club, a selection of walks and parks, the sought-after St. Mary's Church of England

Combined School is just 0.4 miles from this property. The area is situated on the popular Silver Rider bus route linking the development to the Town Centre and London bound mainline train station.

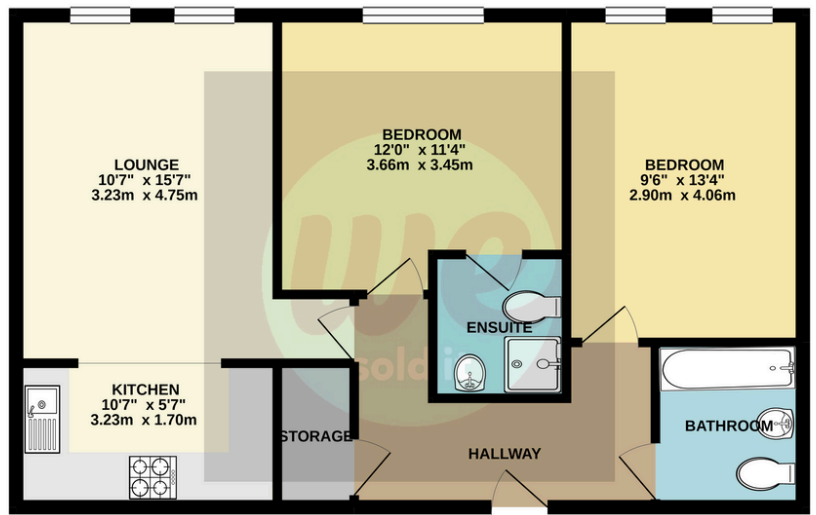
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We Sold It are pleased to present, located within the sought-after Fairford Leys development, this contemporary top-floor apartment offering modern living at its finest. Benefitting from two generously sized double bedrooms, master bedroom with an ensuite shower, it provides comfort and convenience. The open-plan living area seamlessly integrates a sleek, fitted kitchen, perfect for relaxing and entertaining. Additionally, residents can enjoy the added benefit of gated underground parking, ensuring security and peace of mind. With its prime location and stylish design, this apartment presents an ideal opportunity for those seeking a sophisticated urban lifestyle in Aylesbury's thriving community of Fairford Leys.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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.

