

# 2 Bedroom APARTMENT

## Fairford Leys

52 Stafford Keep, Aylesbury,  
Bucks, HP19 7



TEL. 01296 761 331

EMAIL; [HELLO@WESOLDIT.CO.UK](mailto:HELLO@WESOLDIT.CO.UK)





# LOCATION

Fairford Leys is a highly sought-after development in Aylesbury, offering unmatched convenience with a wealth of local amenities just a short stroll away. The development features Hampden Square, home to shops, supermarkets, restaurants, and essential services, including a Post Office, pharmacy, and dental practices. Families will appreciate the close proximity to local schools and nurseries, while the Fairford Leys Community Centre

## THIS HOME FEATURES

- SECURE GATED PARKING
- TWO BEDROOMS
- ENSUITE TO MASTER
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE
- CLOSE TO VILLAGE CENTRE
- AMENITIES NEARBY
- CONVENIENCE STORE
- LOCAL PUB & RESTAURANTS
- EXCELLENT TRANSPORT LINKS

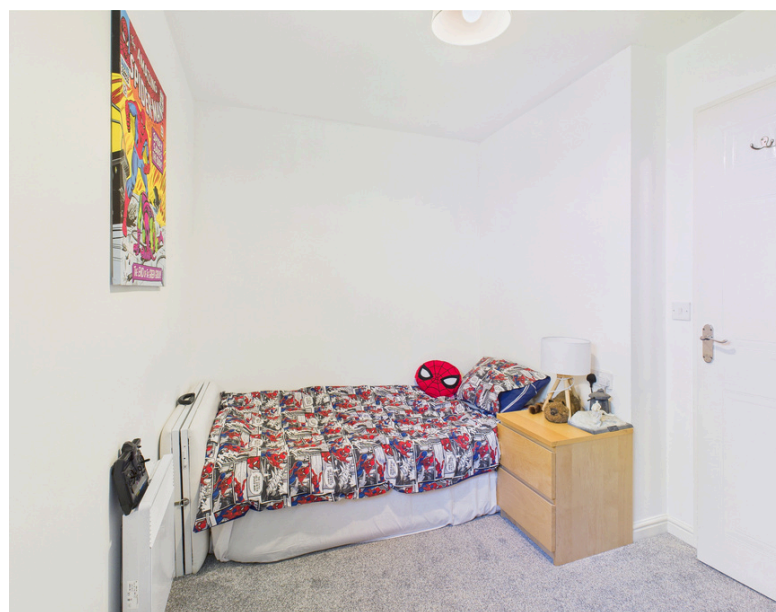
provides a variety of social and fitness activities. With easy access to green spaces, leisure facilities like Nuffield Health & Fitness, and a strong community spirit, Fairford Leys is an ideal location for those seeking both convenience and quality of life.







*We Sold It are delighted to present this modern and well-presented two-bedroom first-floor apartment, ideally located just a short walk from the popular Fairford Leys village centre. Offering a spacious and inviting lounge, a fitted kitchen, and a modern family bathroom, this apartment is designed for comfortable living. The master bedroom comes with the added benefit of an ensuite shower room, providing extra privacy and convenience. The property also includes secure, gated parking, ensuring peace of mind for residents. Fairford Leys village centre is within easy reach, offering a wealth of amenities such as a local pub, restaurants, takeaways, a convenience store, and a gym. Perfectly positioned for those who enjoy a vibrant community with easy access to all the essential services and amenities, this apartment presents an ideal living opportunity for those seeking both convenience and comfort.*





Approximate total area<sup>(1)</sup>  
593 ft<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

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel. 01296 761331  
hello@WeSoldIt.co.uk



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