



# Layco

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## Prestwold House Aylesbury

- NO CHAIN
- Ground Floor Maisonette
- Two bedrooms and two bathrooms
- Allocated parking and visitor parking
- Gas to radiator central heating
- Well presented throughout

Price £220,000 Subject To Contract



24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG  
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Situated in Fairford Leys and offered to the market with NO CHAIN is this ground floor, two bedroom maisonette, well presented throughout boasting brand new carpets and redecoration throughout. There is a modern en-suite, separate bathroom, allocated parking and communal gardens.

**Entrance hall:** Fitted with a brand new carpet, doors to all rooms and two storage cupboards

**Kitchen:** The kitchen is fitted with a range of units, sink and drainer unit and a built in oven with gas hob. There are spaces for white goods which may be included in the sale, window to the front aspect overlooking the communal grounds.

**Living room:** A spacious reception room with window to the rear aspect. Brand new carpet.

**Bedroom two:** A bedroom with window to the rear aspect and a brand new carpet fitted.

**Bedroom one:** The main bedroom features a built in wardrobe, brand new carpet fitted and window to the rear aspect.

**Ensuite:** A modern refitted suite comprising; WC, hand basin and large shower cubicle.

**Bathroom:** Fitted with a white suite comprising; WC, hand basin and bath. Window to the front aspect.

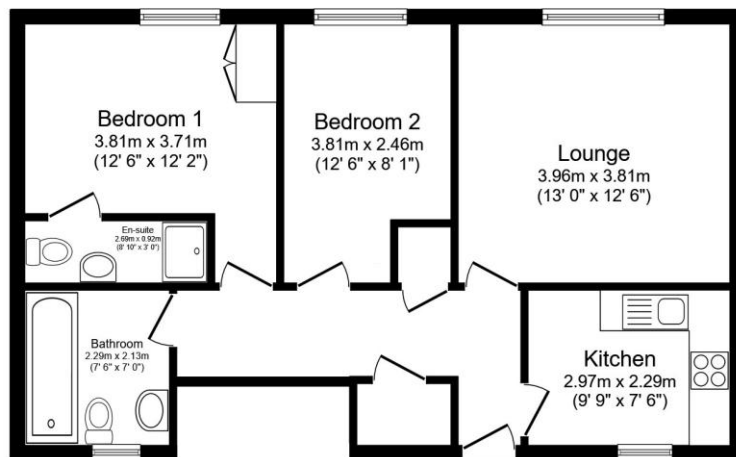
**Parking:** There is an allocated parking space and further visitor spaces.

**Grounds:** Communal grounds including a large area of lawn and a hard standing ideal for a table and chairs.

**Location:** Fairford Leys is a very popular, modern development with Nuffield Health Gym on its doorstep along with a variety of shops, post office, restaurants and pub. Fairford Leys also provides a regular bus service to the town centre and train station.

**General:** Leasehold, Gas central heating, Buckinghamshire council, council tax band: C, EPC: C.

**Lease info:** 91 years remaining. Service charge approx £1450 per year.



**Floor Plan**  
Floor area 64.3 m<sup>2</sup> (692 sq.ft.)

TOTAL: 64.3 m<sup>2</sup> (692 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk

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