



**Ainger Close, Aylesbury HP19 8JW**



**welcome to**

## **Ainger Close, Aylesbury**

A well-presented and spacious two bedroom ground floor apartment being situated within walking distance of Fairford Leys centre and in our opinion an internal viewing is highly recommended to fully appreciate this home. The property features double glazing, gas heating system with radiators, entrance hall, lounge with doors opening to patio area, fitted kitchen, master bedroom with en-suite and built in wardrobe, bedroom two, bathroom, allocated parking.



## Accommodation Comprises

Door opening to entrance hall.

### Entrance Hall

Radiator. Storage cupboard. Ceiling down lighters.

### Lounge

13' 5" x 13' 3" ( 4.09m x 4.04m )

Double glazed double doors with side panel opening to patio area. Radiator. Ceiling down lighters. Television and telephone points. Breakfast bar. Opens to Kitchen.

### Kitchen

8' 2" x 9' 5" ( 2.49m x 2.87m )

A modern fitted kitchen comprising single bowl single drainer sink unit with work surfaces over. Work surface areas. Built in oven and hob. Integrated fridge/freezer. Double glazed window to side. Tiled flooring. Entry phone system.

### Bedroom One

14' 5" x 8' 6" max ( 4.39m x 2.59m max )

Double glazed window. Radiator. Built in wardrobe.

### En-Suite

Shower cubicle. Heated towel rail. Wash hand basin. Low level WC. Tiled flooring.

### Bedroom Two

6' 10" x 9' 5" ( 2.08m x 2.87m )

Double glazed window. Radiator. TV Point.

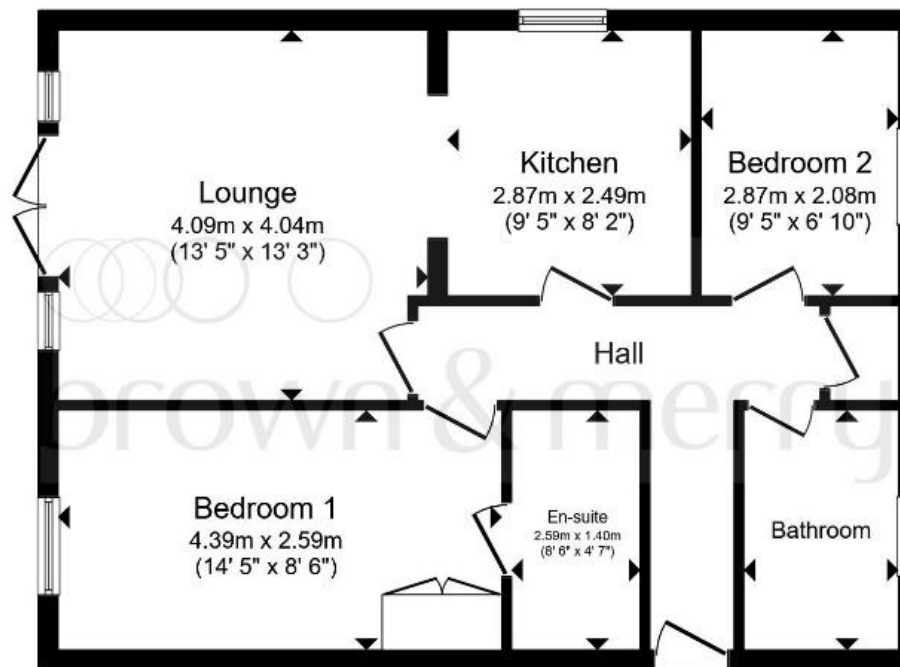
### Bathroom

Double glazed window. Panelled bath with shower attachment. Tiling to splash backs. Tiled flooring. Wash hand basin. Low level WC. Heated towel rail.

### Outside

Patio area leading to communal garden area.

### Allocated Parking



Floor Plan

Total floor area 60.7 sq. m. (653 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Ainger Close, Aylesbury

- GROUND FLOOR APARTMENT
- FITTED KITCHEN
- LOUNGE
- MASTER BEDROOM WITH EN-SUITE
- BEDROOM TWO & BATHROOM
- ALLOCATED PARKING
- CLOSE TO FAIRFORD LEYS CENTRE

Tenure: Leasehold EPC Rating: B

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL111913 - 0004

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