



**Connells**

Nymet Court Pine Street  
Aylesbury



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this beautifully presented first floor apartment to the market that is situated on a popular residential road in Fairford Leys. The property comprises of a sizeable open plan reception room with modern fitted integrated kitchen, two double bedrooms and family style bathroom. Benefits include new electrics and fuse box, an en-suite to the master bedroom, high ceilings throughout, sealed unit lights in the kitchen and bathrooms, one underground allocated parking space, as well as non-restricted on street parking nearby.

Situated in the popular area of Fairford Leys, with amenities only a stone throw away including; convenience stores, doctor surgery, vets, dentist and eateries. There are excellent transport links towards London and Oxford.

Being offered to the market with no onward chain, an internal viewing comes highly recommended, contact Connells today!

## Entrance Hall

Front door, radiator, storage cupboard.

## Lounge

Irregular Shaped Room 17' 10" MAX x 16' 5" MAX ( 5.44m MAX x 5.00m)

Dual windows to front aspect, radiator and points for a television and telephone.

## Kitchen

11' 2" x 6' 9" MAX ( 3.40m x 2.06m MAX )

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven and hob with extractor fan, integrated dishwasher, washing machine and fridge/freezer.

## Bedroom One

15' 9" MAX x 11' 3" ( 4.80m MAX x 3.43m )

Window to side aspect, radiator, door to en-suite.

## En-Suite

Shower cubicle, WC, wash hand basin, extractor fan.

## Bedroom Two

10' 6" x 8' 11" ( 3.20m x 2.72m )

Windows to front aspect, radiator.

## Bathroom

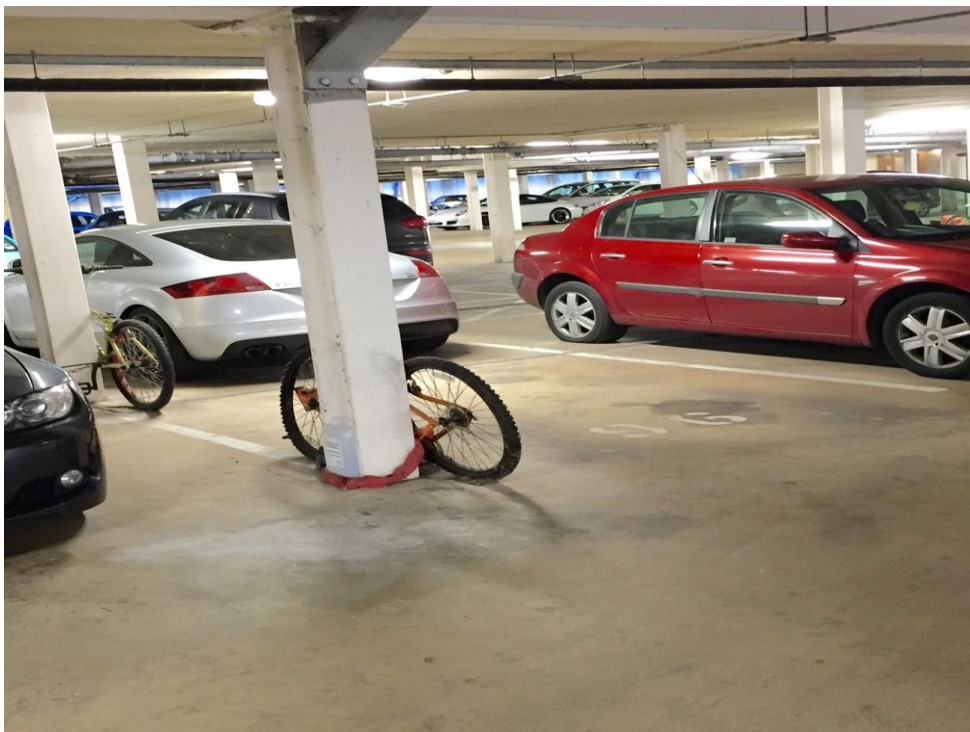
Window to front aspect, bath with mixer taps with overhead shower, WC, wash hand basin, heated hand towel rail.

## Outside

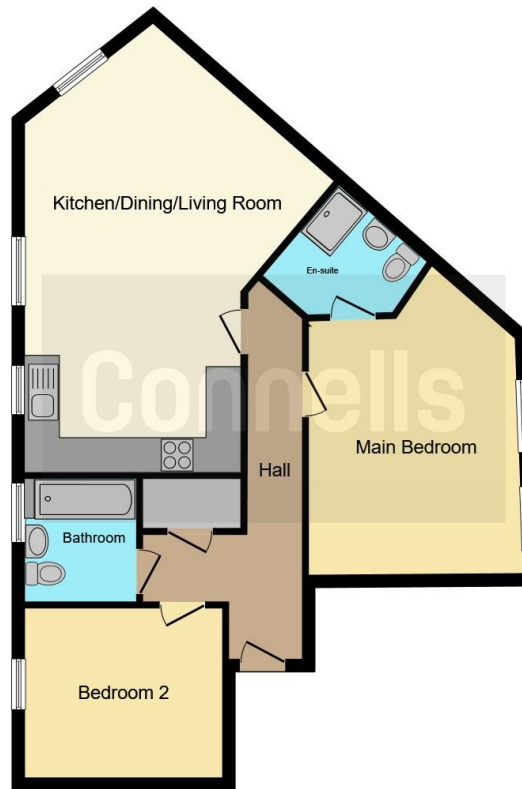
## Parking

One under-ground allocated parking space.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304063](http://connells.co.uk/Property/LEY304063)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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