



Connells

Broka Court Pine Street
Aylesbury



Property Description

Connells are pleased to bring this modern second floor apartment to the market that is located on the popular Fairford Leys development.

The property is light and airy throughout with high ceilings and comprises of an entrance hall with storage cupboard, an open plan reception room / modern fitted kitchen with Karndean flooring throughout, two double bedrooms with fitted carpets, a fitted bathroom suite and benefits from two underground allocated parking spaces.

The property is conveniently located with access to several transport links including regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury Town Station linking with London Marylebone and Oxford. There are a range of local shops and amenities within walking distance including eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium with further entertainment and recreational facilities within Aylesbury Town Centre.

Viewing is HIGHLY recommended.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Secure phone entry, airing cupboard, electric

heater, Karndean flooring, high ceilings.

Lounge / Kitchen

23' 5" x 13' 1" (7.14m x 3.99m)

Windows to rear aspect, electric heater, television point telephone point, Karndean flooring, high ceilings.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

Bedroom One

13' 3" x 10' 9" (4.04m x 3.28m)

Windows to front aspect, electric heater, fitted carpets, high ceilings.

Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m)

Window to front aspect, electric heater, fitted carpets, high ceilings, fitted double wardrobe.

Bathroom

Window to front aspect, bath with mixer taps with overhead shower and additional shower attachment, WC, wash hand basin, heated hand towel rail, extractor fan.

Outside

Parking

Two secure allocated underground parking spaces.









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

To view this property please contact Connells on

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6 Hampden Square
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304124

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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