

for sale

offers in excess of **£170,000**



Mere Court Pine Street Aylesbury HP19 7HX

**** POPULAR FAIRFORD LEYS LOCATION ** GROUND FLOOR APARTMENT ** MODERN INTERIOR THROUGHOUT ** DUAL ASPECT WINDOWS IN MASTER BEDROOM AND LOUNGE ** TWO WELL-PROPORTIONED BEDROOMS ** UNDERCROFT ALLOCATED PARKING ** MOMENTS AWAY FROM HAMPDEN SQUARE ** EXCELLENT**

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Entrance Hall

Door to front aspect, radiator and storage cupboards.

Lounge

13' 4" x 12' 5" (4.06m x 3.78m)

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

Kitchen

8' 4" x 7' 6" (2.54m x 2.29m)

Work surfaces, partially tiled, electric oven and hob, plumbing for

a washing machine, free-standing fridge/freezer and cooker-hood.

Bedroom One

12' x 13' 4" (3.66m x 4.06m)

Dual windows to rear and side and radiator.

Bedroom Two

Window to rear aspect and radiator.

Bathroom







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
 AYLESBURY HP19 7HT

Property Ref: LEY304166 - 0010

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/LEY304166

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 Leasehold packs.

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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