



Connells

Stafford Keep Pine Street
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this immaculately presented second floor apartment to the market that is situated within a gated development in the heart of Fairford leys. The property comprises of a sizeable reception room, a newly re-fitted modern kitchen with white goods included, two well-proportioned bedrooms and a refurbished bathroom suite. Benefits include being redecorated throughout, a refurbished en-suite, new carpets throughout, peppercorn ground rent as well as one allocated parking space and additional visitor bays.

Ideal for first time buyers or investors, the property is located within the centre of Fairford Leys, moments away from local amenities and transport links providing access to either London or Oxfordshire.

An internal viewing comes highly recommended, contact Connells to arrange your viewing today!

Entrance Hall

Door to front aspect, storage cupboard, airing cupboard, electric radiator.

Living Room

14' 6" x 11' 8" (4.42m x 3.56m)

Windows to side aspect, electric radiator, feature fire place, television point, telephone point.

Kitchen

7' 11" x 7' 8" (2.41m x 2.34m)

Refitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, stainless steel sink with drainer, new electric oven and hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer - white goods are included in the sale.

Bedroom One

12' 1" x 11' 5" (3.68m x 3.48m)

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

En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Two

9' 6" x 6' 11" (2.90m x 2.11m)

Window to side aspect, electric radiator.

Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, hand towel rail, electric heater.

Outside

Parking

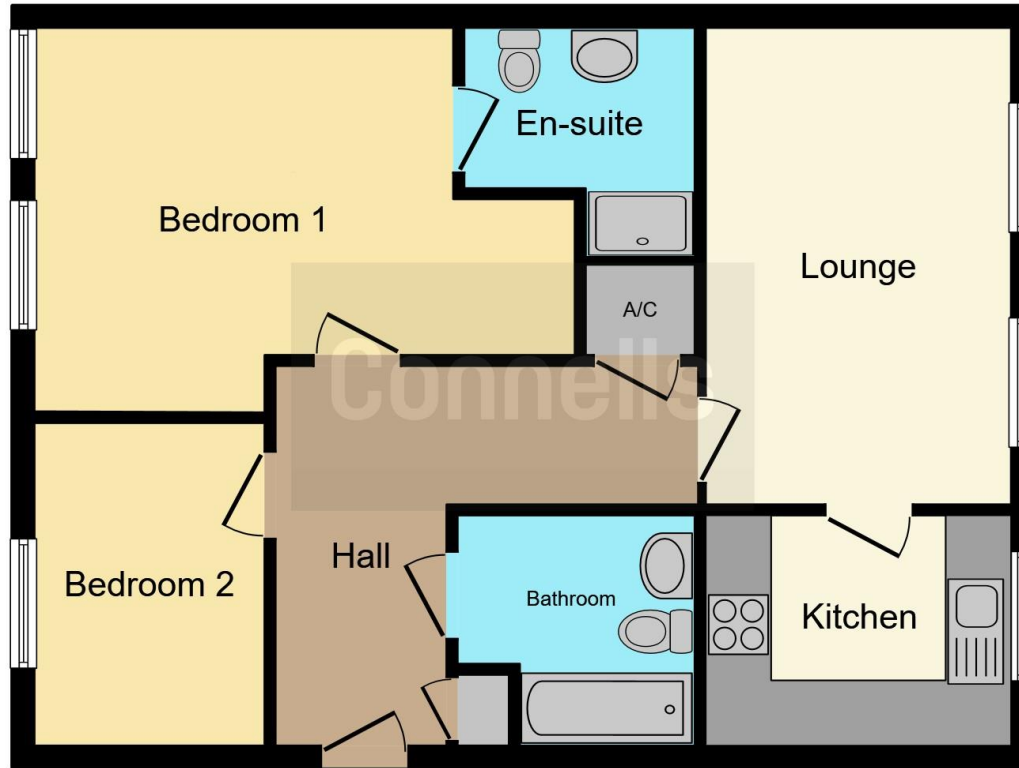
One allocated parking space and additional

visitor bays.









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/LEY304143

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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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