



Connells

Knightsbridge Place
AYLESBURY



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented first floor apartment to the market that is situated within the popular Fairford Leys Village. The property comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms, a four piece bathroom suite and benefits from an allocated parking space as well as nearby non-restricted on street parking for guests and visitors.

Situated in the sought after village Fairford Leys, nearby are many amenities which include; convenience stores, a hair dressers, pubs/eateries, doctor surgery, dentist and more.

An internal viewing is highly recommended, please contact Connells today.

Communal Entrance

Communal entrance with security entry system.

Entrance Hall

Front door, storage cupboard, radiator.

Living Room

15' 7" x 10' 9" (4.75m x 3.28m)

Dual aspect windows to front and side aspect, television point, telephone point, radiator.

Kitchen

7' x 6' 8" (2.13m x 2.03m)

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

Bedroom One

11' 10" x 10' 10" (3.61m x 3.30m)

Window to front aspect, television point, radiator.

Bedroom Two

9' 2" x 7' 4" (2.79m x 2.24m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, panelled bath, shower cubicle, wash hand basin, tiled to splash sensitive areas, low level wc, extractor fan, shaver point, radiator, tiled flooring.

Parking

Allocated parking space as well as nearby non-restricted on street parking for guests and visitors.









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/LEY304150

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Nov 2016. 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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