



**Connells**

The Lodge Woodmans Croft  
Aylesbury



# The Lodge Woodmans Croft Aylesbury HP19 7WL

for sale offers in excess of  
**£210,000**



## Property Description

Connells are delighted to bring this larger than average first floor maisonette to the market that is situated on a quiet residential road in the popular Fairford Leys. The property comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms and a re-fitted bathroom suite. Benefits include a private entrance, ample storage throughout, a newly fitted boiler, access to the communal gardens, allocated parking and visitor parking to rear.

Situated in the popular Fairford Leys location which boasts many local amenities including; St Mary's Primary School, Brightstars Nursery, doctor surgery, dentist, convenience stores and eateries. There are also excellent transport links for those who commute to either London or Oxford.

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

## Entrance Hall

Front door, stairs to first floor landing.

## Landing

Two storage cupboard, doors to all rooms.

## Lounge

17' MAX x 16' 9" MAX ( 5.18m MAX x 5.11m MAX )

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

## Kitchen

12' MAX x 5' 9" ( 3.66m MAX x 1.75m )

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

## Bedroom One

11' 11" MAX x 9' 7" MAX ( 3.63m MAX x 2.92m MAX )

Windows to front aspect, built in wardrobes, radiator.

## Bedroom Two

9' 7" x 7' 9" ( 2.92m x 2.36m )

Window to rear aspect, radiator.

## Bathroom

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

## Outside

## Communal Gardens

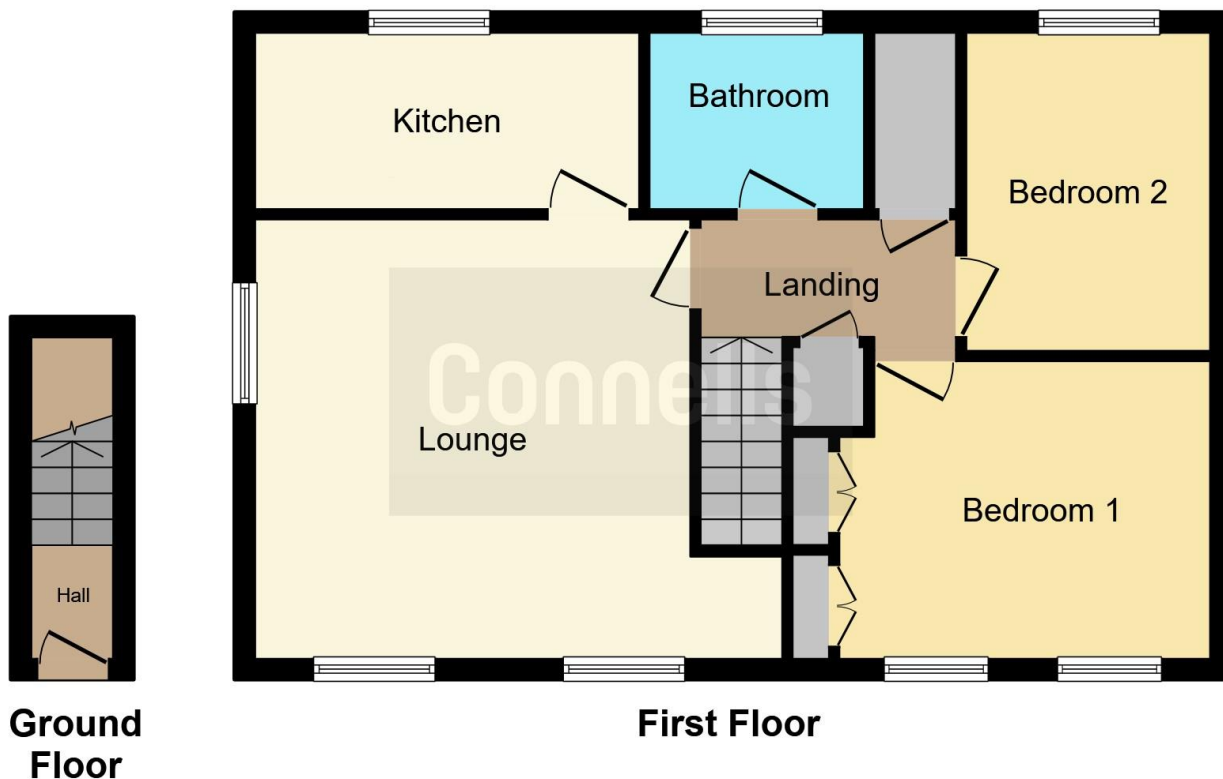
Access to well maintained rear gardens.

## Parking

One 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

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1534.90

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304161](http://connells.co.uk/Property/LEY304161)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. 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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