



Connells

Great Meadow Way
Aylesbury



Property Description

** NO ONWARD CHAIN **

Connells are pleased to bring this well-presented one bedroom ground floor maisonette to the market that is situated on an ever-popular development in Fairford Leys. Accommodation offers up a spacious lounge, a well-appointed kitchen/dining area, a kingsized double bedroom with a family bathroom and benefits from allocated parking and a new boiler (one year old).

The property is close to all local amenities including shops, church, community centre, hairdressers and doctors surgery to name a few.

CALL NOW TO AVOID DISAPPOINTMENT - 01296 395710

Entrance Hall

Door to front aspect, storage cupboard.

Living Room

17' 3" MAX x 9' 7" (5.26m MAX x 2.92m)

Two windows to rear aspect, television point, telephone point.

Kitchen / Diner

12' 7" MAX x 7' 2" (3.84m MAX x 2.18m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, two windows to front aspect, double glazed, sink with drainer, gas hob, electric oven, cooker-hood, plumbing for washing machine, space for fridge/freezer, radiator, space for dining area.

Bedroom One

19' 2" MAX x 18' 1" MAX (5.84m MAX x 5.51m MAX)

Window to front and rear aspect, radiator, door to bathroom, fitted cupboard.

Bathroom

Window to front aspect, WC, hand wash basin, bath with mixer taps and overhead shower, radiator.

Outside

Parking

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

To view this property please contact Connells on

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6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: C
Council Tax
Band: B

Service Charge: 50.00
Ground Rent:
183.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/LEY304378\]\(http://viewthispropertyonline.connells.co.uk/Property/LEY304378\)](http://viewthispropertyonline.connells.co.uk/Property/LEY304378)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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