



Connells

Ainger Close  
Aylesbury





## Property Description

Connells are delighted to bring this well-presented ground floor apartment to the market that is located close to the popular village Fairford Leys. The property comprises of an open plan living room with modern fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a long lease remaining (approx. 244 years remaining), an en-suite to the master bedroom, an outdoor patio area and two allocated parking spaces.

Ainger Close is suited for all types of purchasers, those who are looking to get onto the property ladder, those downsizing as well as investors. The property is walking distance from all local amenities such as; pubs, restaurants shops as well as many more.

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

## Entrance Hall

Built in storage cupboard.

## Living Room

15' 1" + Door Recess x 10' 4" ( 4.60m + Door Recess x 3.15m )

Patio doors to rear aspect, window to front aspect, radiator and points for the television/telephone.

## Kitchen

10' 9" x 9' 11" ( 3.28m x 3.02m )

Fitted kitchen comprising of; window to front aspect, work surfaces, one bowl sink and

drainer, electric oven and hob, washing machine, fridge/freezer, boiler, tiling and breakfast bar.

## Bedroom One

13' 7" x 9' 11" ( 4.14m x 3.02m )

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

## En-Suite

Partially tiled en-suite including; shower cubicle, wash hand basin, water closet.

## Bedroom Two

7' 3" x 10' 3" ( 2.21m x 3.12m )

Window to front aspect and radiator.

## Bathroom

Bath with an overhead shower, wash hand basin, water closet, shaver point, extractor fan, partially tiled throughout and radiator.

## Outside

## Parking

Two allocated parking spaces.

## Private Patio Area















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**  
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6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 1500.00

Ground Rent:  
 230.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304191](http://connells.co.uk/Property/LEY304191)**

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.

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