



**Connells**

Warbler Close  
Aylesbury



# Warbler Close Aylesbury HP19 7AP

for sale offers in excess of  
**£220,000**



## Property Description

Connells are delighted to bring this well-presented first floor apartment to the market that is situated on a quiet cul-de-sac road in the popular development of Fairford Leys, Aylesbury. The property comprises a welcoming entrance hall with large airing cupboard providing additional storage, a sizeable reception room, a well-appointed fitted kitchen, two double bedrooms with built in wardrobes and a family style bathroom. Benefits include an en-suite to the master bedroom, a newly fitted boiler and an allocated parking space.

The property is conveniently located with access to several transport links, including a regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury town station linking with London Marylebone. There are a range of facilities within proximity including eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including St Mary's Primary school and Mandeville and Aylesbury Grammar Schools.

Viewing is highly recommended.

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

## Entrance Hall

Front door, phone entry point, airing cupboard with shelving, radiator.

## Living Room

19' MAX x 10' 10" MAX ( 5.79m MAX x 3.30m MAX )

Two windows to side aspect, telephone point, television point, radiator.

## Kitchen

6' 1" MAX x 10' 7" MAX ( 1.85m MAX x 3.23m MAX )

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, space for fridge/freezer, radiator.

## Bedroom One

10' 6" MAX x 10' 10" MAX ( 3.20m MAX x 3.30m MAX )

Window to side aspect, built in wardrobe, radiator, door to en-suite.

## En-Suite

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

## Bedroom Two

8' 10" MAX x 10' 10" MAX ( 2.69m MAX x 3.30m MAX )

Window to side aspect, built in wardrobes, radiator.

## Bathroom

Bath with mixer taps with shower attachment,  
WC, wash hand basin, heated towel rail.

## Outside

## Parking

Allocated parking space.

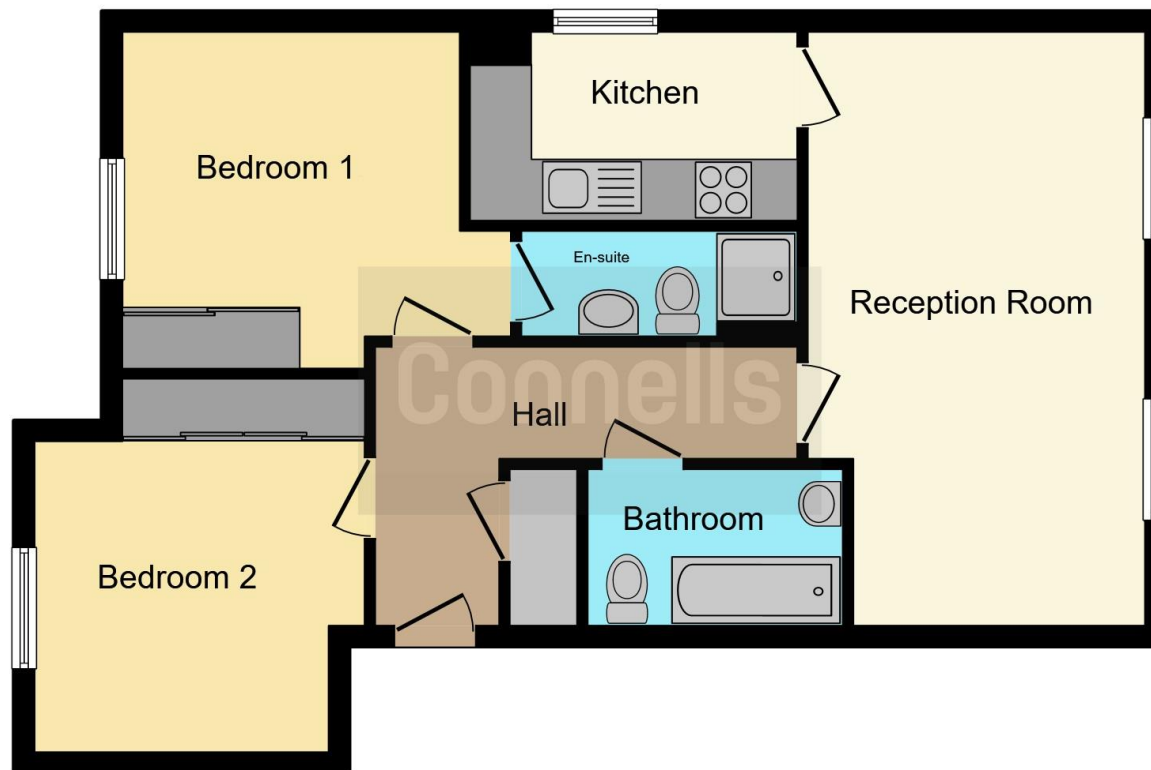












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](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: B

Council Tax  
 Band: B

Service Charge:  
 2942.00

Ground Rent:  
 245.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304533](http://connells.co.uk/Property/LEY304533)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

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