



WedgeWood Street
Aylesbury HP19 7HL

for sale offers in excess of
£170,000



Property Description

Connells are delighted to present this well-presented upper floor apartment to the market that is situated on a popular development in the heart of Fairford Leys. The property comprises of a semi-open plan living room with a well-appointed fitted kitchen, two well-proportioned bedrooms and a spacious bathroom suite. The property benefits from a long lease remaining, views over The Plaza, a security entrance, lift access as well as a communal rooftop terrace area with seating and feature planters.

Viewing is highly recommended.

** For more information or to arrange a viewing, please contact us on 01296 395710 **

Entrance

Security entrance, stairs rise to all floors, door opens to paved veranda with seating area and feature raised planting beds, door opens to:

Entrance Hall

Window to side aspect, door to airing cupboard, built in storage cupboard, security entrance intercom, electric heater.

Living Room

23' MAX x 10' 6" MAX (7.01m MAX x 3.20m MAX)

Two sash style windows to front aspect, electric heaters, semi-open plan to kitchen.

Kitchen

10' 6" MAX x 6' 7" MAX (3.20m MAX x 2.01m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink unit with drainer, electric oven and hob with cooker hood over, plumbing for washing machine, space for fridge/freezer.

Bedroom One

13' 2" MAX x 9' 6" MAX (4.01m MAX x 2.90m

MAX)

Sash style window to front aspect, electric heater.

Bedroom Two

10' 6" MAX x 6' 7" MAX (3.20m MAX x 2.01m MAX)

Window to rear aspect, electric heater.

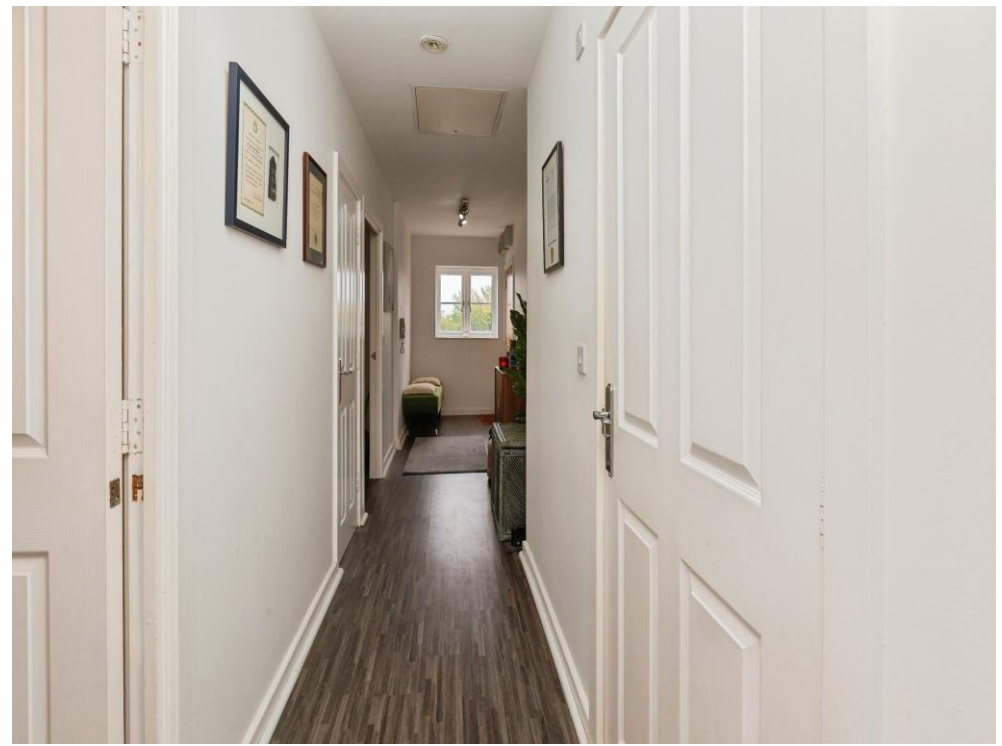
Bathroom

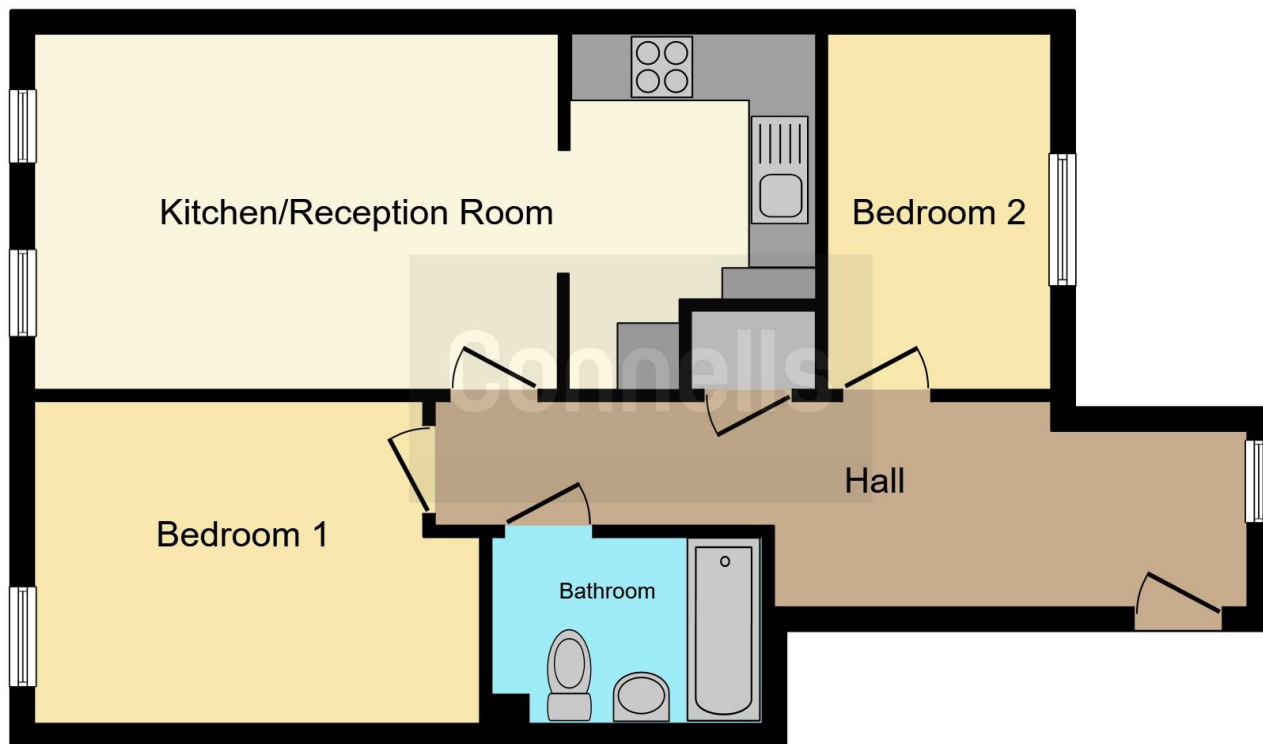
Bath with mixer taps and overhead shower, shower screen, WC, wash hand basin with mixer tap, electric heater, extractor.

Outside

Rooftop Terrace

Paved veranda providing outside entertaining space, seating areas, raised feature planters.





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:
 2561.84

Ground Rent:
 299.82

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304617

This is a Leasehold property with details as follows; Term of Lease 150 years from 22 Aug 2002. 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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Property Ref: LEY304617 - 0004

