



Brimmers Way

Fairford Leys | Aylesbury | Buckinghamshire | HP19 7HR



Williams
PROPERTIES

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Welcome to Brimmers Way, Fairford Leys, Aylesbury - This delightful flat features two double bedrooms, lounge/diner, kitchen, en suite to master, separate bathroom and allocated parking. Situated in a purpose-built building, this property offers modern amenities and a well-thought-out layout. Whether you're looking to step onto the property ladder or downsize to a more manageable space, this flat provides a comfortable and inviting atmosphere.

£220,000

- Fairford Leys
- Two Double Bedrooms
- En Suite & Family Bathroom
- Ground Floor Flat
- Allocated Parking
- Close To Amenities

Fairford Leys

Fairford Leys is a sought after modern development having been designed and built around the commercial and community centre. The facilities are comprehensive and comprise of eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium. There is 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. Primary School – St Mary's & Secondary School – Mandeville and Aylesbury Grammar Schools

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available



Fairford Leys development offers a wealth of amenities to residents including shops, eateries, gym with swimming pool, vets, pharmacy, a regular bus route and recreational areas.



Lease Details

The vendor has advised of the following:
 Length of Lease - 125 years
 Lease Remaining - 106 years
 Ground rent - £150 every 6 months
 Service Charge - £216.55 per month

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Entrance Hall

Enter through the front door into the hallway with doors to both bedrooms, bathroom, lounge and airing cupboard.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom & En Suite

Bedroom consists of a window, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite comprises a wc, pedestal hand wash basin, enclosed shower cubicle, tiling to splash sensitive areas and radiator.

Bathroom

Bathroom comprises a pedestal hand wash basin, wc, panelled bathtub, tiling to splash sensitive areas and radiator.

Lounge / Diner

Lounge/diner consists of windows, light fittings to ceiling, radiator, carpet laid to floor and space for a sofa set, dining table set and other furniture. Door to kitchen.

Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset stainless steel sink unit, inset gas hob and oven, space for fridge/freezer and washing machine. Window and radiator.

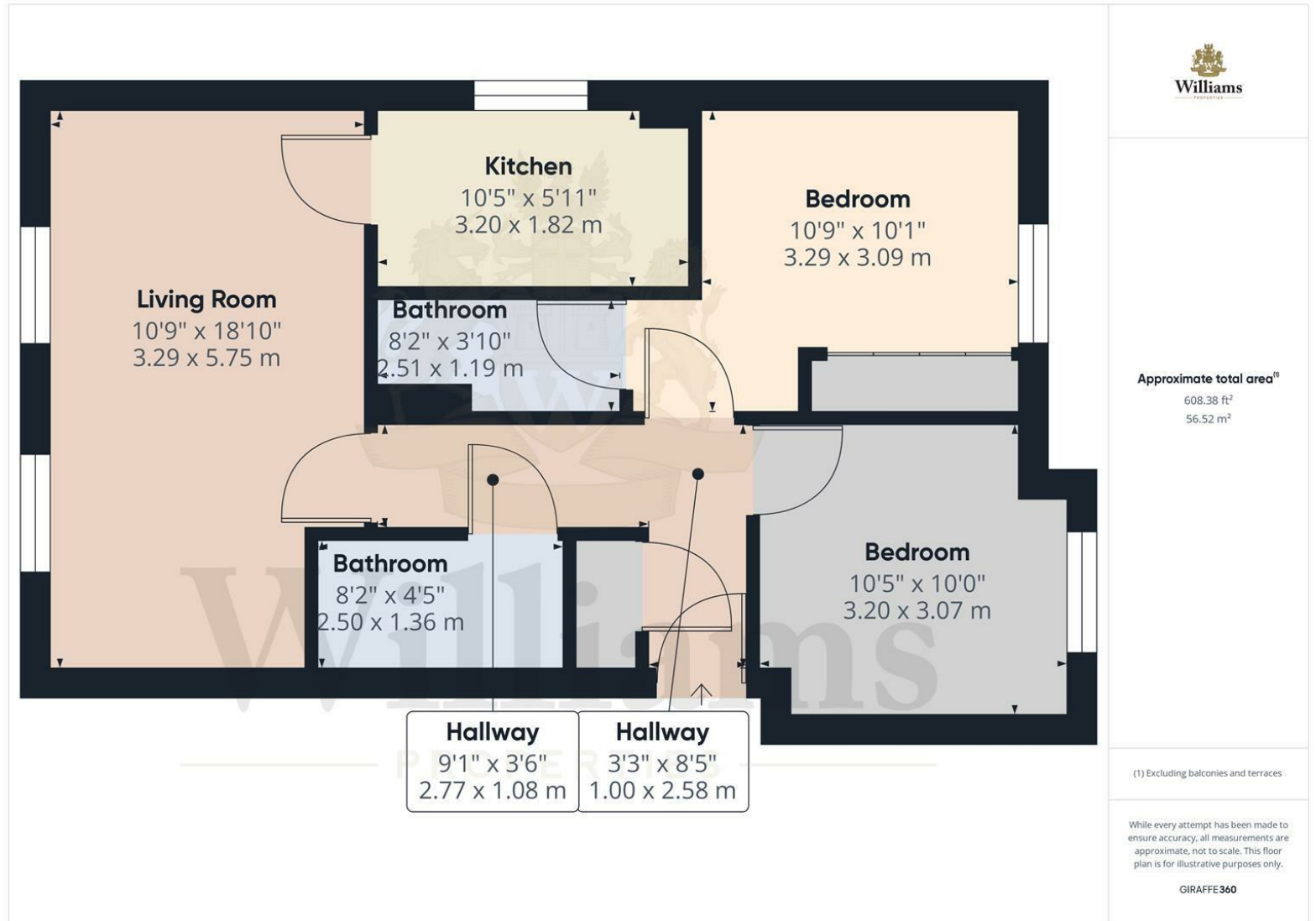
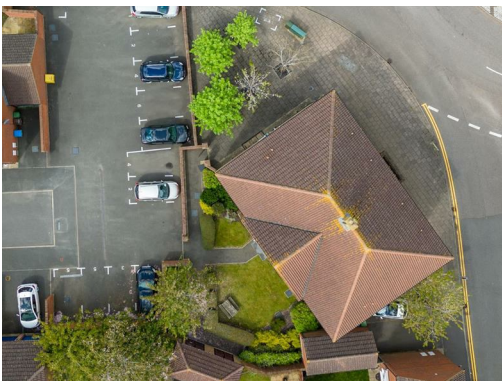
Parking

Two allocated parking spaces.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(B2 plus) A		
(81-91) B			(B1-91) B		
(69-80) C			(99-98) C		
(55-68) D			(95-93) D		
(39-54) E			(91-84) E		
(21-38) F			(71-83) F		
(1-20) G			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.