



Williams
For Sale
01296 434600

ESCAPE

17 Hampden Square
Fairford Leys | Aylesbury | Buckinghamshire | HP19 7HT



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Williams Properties are pleased to bring to the market this two bedroom first floor flat located in the desirable development of Fairford Leys. The property is within walking distance to the village centre with shops, restaurants and other amenities. Accommodation comprises of an entrance hall, living room with Juliet balcony, kitchen, two bedrooms with en suite to the master, family bathroom and also offers allocated parking. Viewing comes highly recommended on this well presented home, ideal for a first time buyer or buy to let investor.

Offers in excess of £180,000

- Leasehold
- Sought After Location
- En Suite To Master Bedroom
- Allocated Parking
- First Floor Flat
- Two Bedrooms
- Close To Amenities
- Viewing Highly Recommended

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

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to the living room, bathroom, both bedrooms and storage cupboards. Entry phone system.



Fairford Leys is a popular family-orientated community in Aylesbury and is characterised by its tidy aesthetic. The development plays host to its own set of shops including a large Co-Op food store, various restaurants and takeaways. There is also a popular family pub/restaurant, and a Nuffield Health gym with swimming pool facilities.



Living Room

The living room consists of carpet laid to floor, two Juliet balconies letting in plenty of light, electric wall heater, double light pendants to ceiling and opening to kitchen. Space for a sofa set and other living room furniture.

Kitchen

The kitchen comprises a range of wall and base mounted units with square edge worktops, inset one and a half stainless steel sink bowl unit with mixer tap and draining board, integrated induction hob and oven, space for fridge/freezer and washing machine. Recess spotlights and tiling to splash sensitive areas.

Bedroom One

Bedroom one consists of carpet laid to floor, light pendant to ceiling, electric wall heater and window. Space for a single bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to floor, light pendant to ceiling, electric wall heater and window. Door to the en suite. Space for a double bed and other bedroom furniture.

En Suite

The en suite comprises of a low level WC, pedestal hand wash basin and enclosed shower cubicle. Frosted window, recess spotlights and tiling to splash sensitive areas.

Bathroom

The bathroom comprises of a low level WC, pedestal hand wash basin, panelled bathtub with shower attachment and tiling to splash sensitive areas.

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.

Lease Details

The vendor has advised of the following:
 Length of Lease - 150 years from 2002
 Lease Remaining - 130 years
 Ground rent - £238 p/a approx
 Service Charge - £450 per quarter approx

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO ₂ emissions (02 plus) A (01-01) B (00-00) C (00-00) D (00-00) E (01-00) F (11-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
	74		
	59		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

