



22 Queensgate

Fairford Leys | Aylesbury | Buckinghamshire | HP19
7WB



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Williams are pleased to welcome to the market, this three bedroom apartment on the Fairford Leys development in Aylesbury. The property comprises of a lounge/dining room with a fitted kitchen, bathroom and three bedrooms with an en-suite to the master. There is allocated parking to the front of the property. Viewing is highly recommended on this ideal first time or investment purchase.

Offers in excess of £240,000

- Three Bedroom Flat
- Allocated Parking
- Lounge /Diner
- Close to Amenities
- Chain Free
- Secure Entryphone Access
- En-Suite to Master
- Fitted Kitchen
- Ideal Investment Purchase
- Internal Viewing Advised

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

Local Authority

Buckinghamshire Council

Council Tax

Band C

Services

All main services available

Entrance

Entrance is via a secure entryphone system into the main building, then through the front door into the entrance hall, with doors to all main rooms and the bathroom. There are also two separate storage cupboards.



The property is situated on Fairford Leys and as such is a short walk away from the amenities of the village centre, which include a variety of shops, restaurants and a health club and gym. A bus route serves the development and there is a regular service into Aylesbury and the surrounding towns.



Lounge/Dining Area

A spacious lounge and dining area enjoying a sunny aspect, with wall mounted radiator, carpet laid to floor, three UPVC double glazed evergreen screened windows and ample space for a three piece suite and other furniture.

Kitchen

Fitted kitchen with vinyl flooring, a window to the side aspect, a variety of base and wall mounted units with a roll top work top, sink, draining board and mixer tap, integrated oven with four-ring hob, and overhead extractor fan, spaces for a washing machine and fridge/freezer.

Bathroom

Main bathroom comprising of vinyl flooring with a panelled bath tub and shower, low level WC and pedestal hand wash basin. Part tiling to walls and splash sensitive areas.

Master Bedroom

A spacious double bedroom with carpet to floor, wall mounted radiator, two UPVC double glazed windows, room for a bed and other furniture. Door leading to the en-suite bathroom.

En-Suite

En-suite bathroom comprises of vinyl flooring, enclosed shower stall, low level WC and pedestal hand wash basin.

Bedroom Two

Bedroom two comprises of carpet laid to floor with a window, wall mounted radiator, room for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three comprises of carpet laid to floor with a window, wall mounted radiator panel and room for a bed and other furniture.

Parking

Parking at the property comprises of allocated parking at the front of the property.

Lease Details

The vendor has advised of the following:
999 years on lease

Service Charge And Ground Rent. - £1970 approx. per annum

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

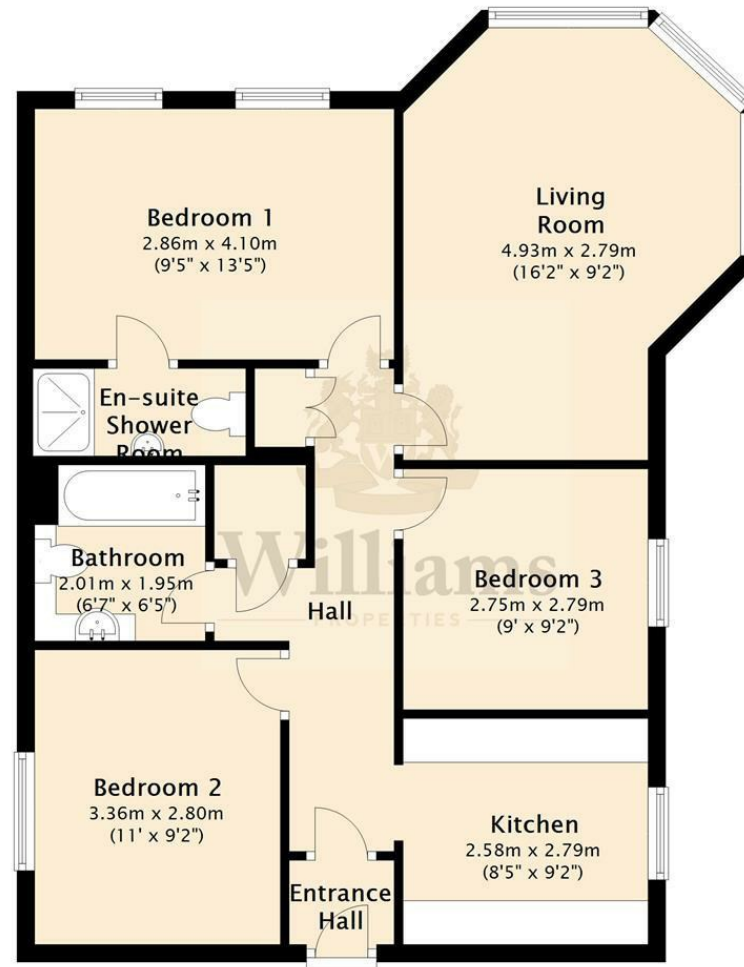
Buyer Notes

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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(39-48) D			
(39-54) E				(29-38) E			
(21-38) F				(11-28) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		77	80	EU Directive 2002/91/EC		79	83
England & Wales				England & Wales			

Ground Floor

Approx. 70.7 sq. metres (761.5 sq. feet)



Total area: approx. 70.7 sq. metres (761.5 sq. feet)



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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.