



8 Warbler Close

| Aylesbury | | HP19 7AP



Williams
PROPERTIES

8 Warbler Close

| Aylesbury || HP19 7AP

Welcome to warbler close, Fairford Leys, Aylesbury - This delightful modern ground floor apartment features two double bedrooms, lounge/diner, kitchen, newly fitted ensuite 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.

Price £225,000

- Fairford Leys
- Two Bedrooms
- Lounge / Diner
- Close To Local Amenities
- Modern Ground Floor Apartment
- Newly Fitted En Suite To Master Bedroom
- Allocated Parking
- Close to transport Links

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

Lease Details

The vendor has advised of the following:

Length of Lease - 125 years

Lease Remaining - 104 years

Ground rent -150 per annum

Service Charge - £1,400 every 6 months

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



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.



Services

All main services available

Entrance Hall

Enter through the front door into the hallway and consists of light fitting to ceiling and wooden laminate flooring a wall mounted radiator and Doors leading to both bedrooms, bathroom, Storage cupboard and lounge/diner.

Bedroom And Ensuite

The bedroom consists of a built wardrobe, carpet laid to floor, a window overlooking the rear aspect, light fitting to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture. This newly fitted ensuite comprises an enclosed shower cubicle, w/c, pedestal hand wash basin, fully tiled to all walls and floors and heated towel rail.

Bedroom

The bedroom consists of a built, carpet laid to floor, window over looking the rear aspect, light fitting to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture.

Bathroom

The bathroom comprising a w/c, pedestal hand wash basin, panelled bathtub with shower attachment and tiling to splash sensitive areas, lighting to the ceiling and tiles laid to the floor and a wall mounted radiator.

Lounge/Diner

The lounge/diner consists of windows to the front aspect , wood effect laminate flooring, wall mounted radiators, light fittings to ceiling and space for a sofa set , dining table set and other desired furniture.

Kitchen

The kitchen consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit with mixer tap, inset gas hob and oven, tiled flooring , window to the side aspect, space for washing machine and fridge/freezer and dishwasher.

Parking

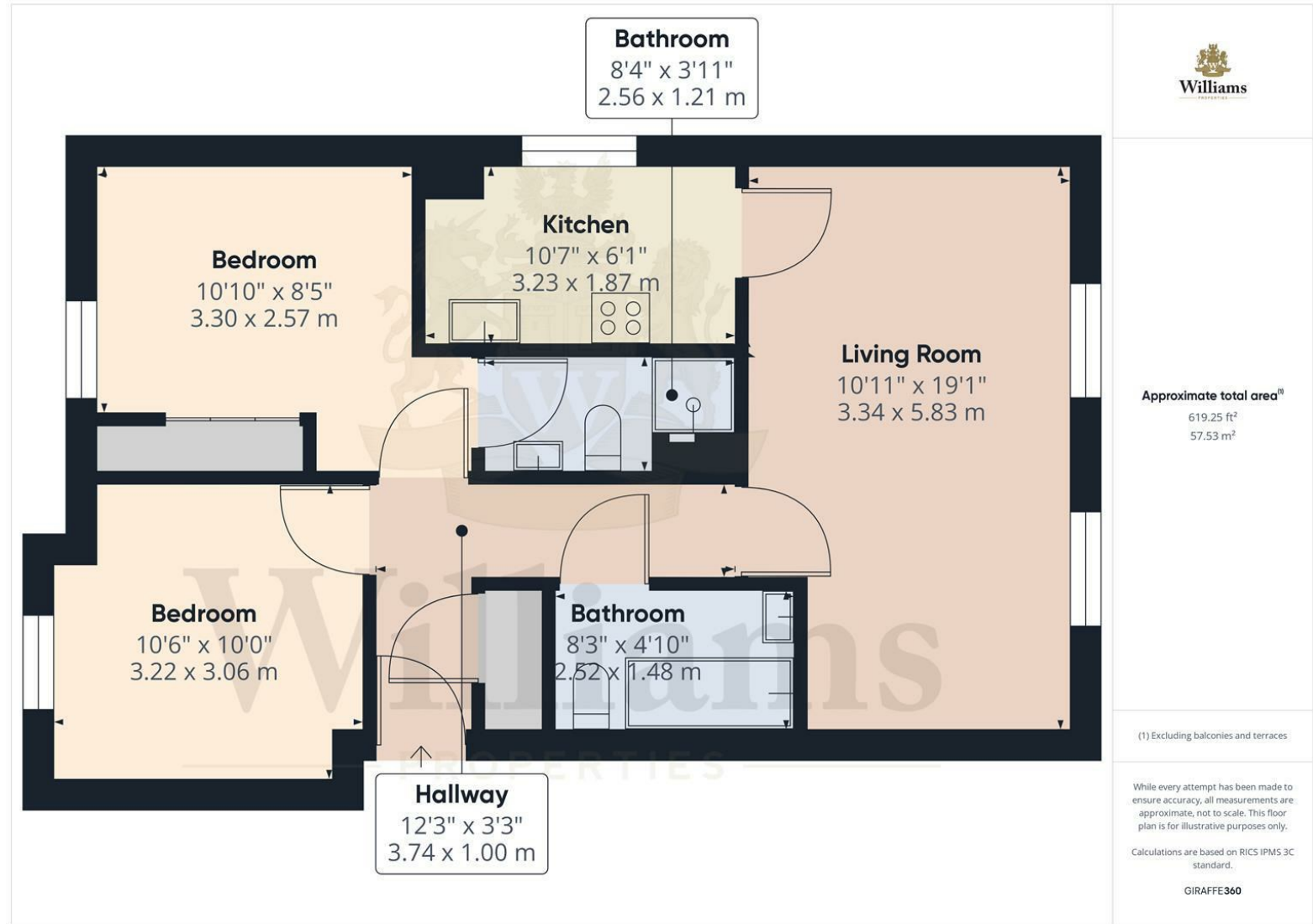
Allocated parking for one vehicle and visitors available

Buyers 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(B2 plus) A		
(81-91) B			(B1-B1) B		
(69-80) C			(B2-B2) C		
(55-68) D			(B3-B3) D		
(39-54) E			(B4-B4) E		
(21-38) F			(B5-B5) F		
(1-20) G			(B6-B6) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

England & Wales



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.