



Brimmers Way

Fairford Leys | Aylesbury | Buckinghamshire | HP19 7HR



**Williams**  
PROPERTIES

# Brimmers Way

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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.

£225,000

- Fairford Leys
- En Suite To Master Bedroom
- Lounge / Diner
- Two Bedroom Flat
- Allocated Parking
- Close To Local 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



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 approx half yearly  
 Service Charge - £170 approx per month

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

**Services**

All main services available

**Entrance Hall**

Doors to both bedrooms, bathroom and lounge. Storage cupboard.

**Bedroom**

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

**Bedroom & En Suite**

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

**Bathroom**

Comprising a wc, pedestal hand wash basin, panelled bathtub with shower attachment and tiling to splash sensitive areas and heated towel rail.

**Lounge / Diner**

Lounge/diner consists of windows, wood effect flooring, radiators, light fittings to ceiling and space for a sofa, dining table set and other furniture.

**Kitchen**

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, space for washing machine and fridge/freezer.

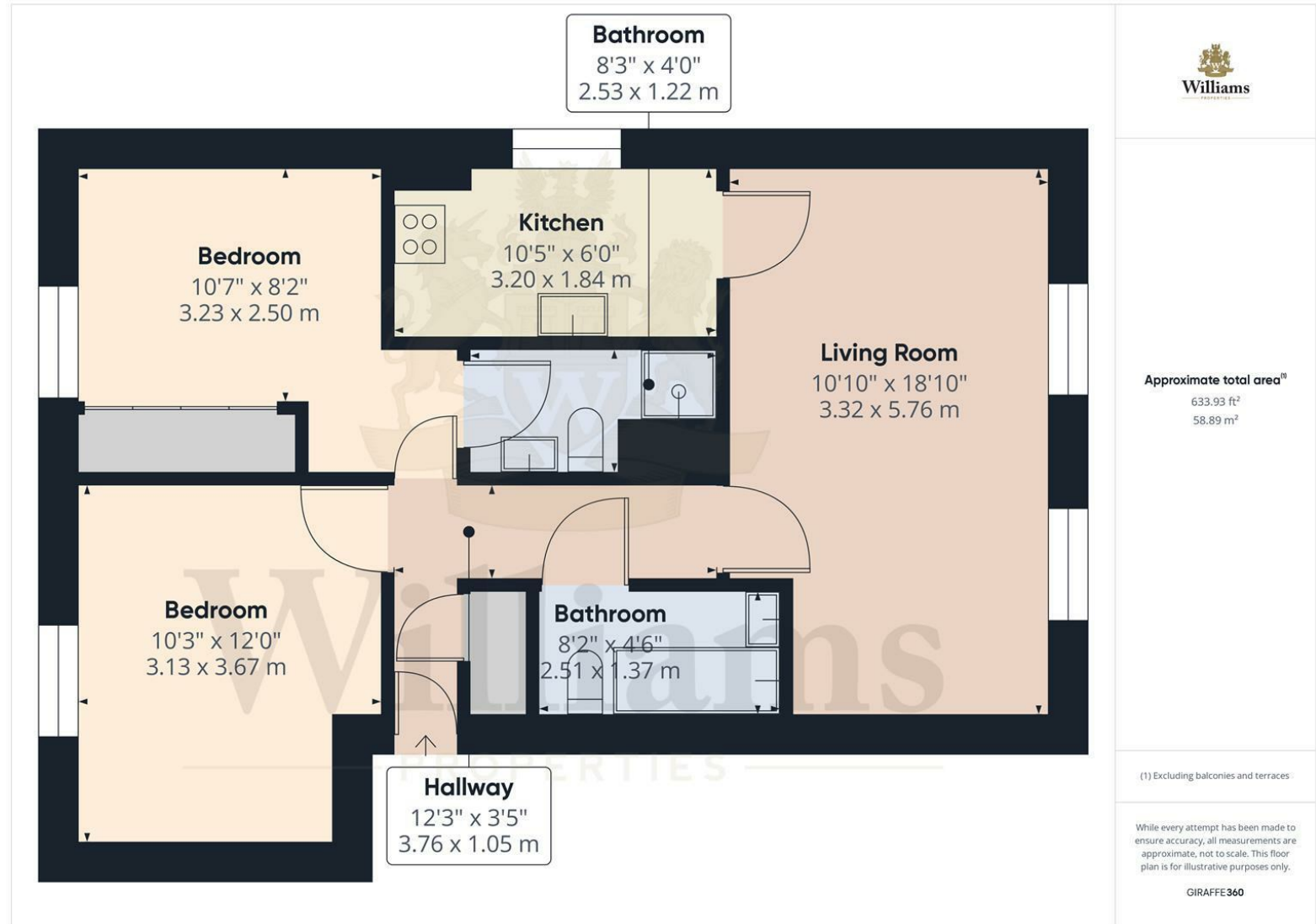
**Parking**

Allocated parking.

**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> 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.