



Flat 59 Crowell Mews

| Aylesbury || HP19 7HB



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PROPERTIES



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Welcome to Crowell Mews, Fairford Leys, Aylesbury - This delightful Duplex Apartment features two double bedrooms, and bathroom then to the top floor a great size lounge/diner, kitchen and outside allocated parking for two cars. 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 apartment provides a comfortable and inviting atmosphere.

£245,000

- Desirable Location
- Two Double Bedrooms
- Large Living Area
- Two Allocated Parking Spaces
- Duplex Apartment
- Balcony
- Occupies The Two Top Floors
- Viewings Highly Recommended

## Fairford Leys

Fairford Leys is a popular modern development situated in the south-west of Aylesbury. The estate has its own village square offering a range of shops, restaurants, nursery, church, community centre and health club. The development is served by a frequent bus service providing a quick link to Aylesbury town centre and railway station. There is a local school, St Marys, providing education up to secondary level. Aylesbury town itself offers a comprehensive range of shopping and schooling facilities together with a mainline railway link to London (Marylebone) in approximately one hour.

## Local Authority

Buckinghamshire Council / Fairford leys Parish

## Council Tax

Band C

## Services

All main services available

## Lease Details

Year remaining on the lease -103 years

Ground Rent £150 p/a,

Service Charge £1062 p/a.



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Fairford Leys development offers a wealth of amenities to residents including shops, eateries, gym with swimming pool, vets, pharmacy and recreational areas. There are good transport links via bus and road into Aylesbury Town Centre, A41 and the surrounding towns and villages. Walking distance to the train station.



**Main Entrance Hall**

Enter on the third floor into the hallway with door to the lounge/diner and kitchen area. Window to the front aspect, wooden effect flooring, light pendant to the ceiling and provides space to hang and store coats and shoes.

**Lounge/Diner**

This is a fantastic spacious living area featuring a set of two light pendants to the ceiling, tile effect flooring, a door to the balcony and landing and window to the rear aspect and provides space for a large sofa set and dining set and other desired furniture. Open plan to the kitchen.

**Kitchen**

A range of wall and base units, roll top worktops, inset gas hob and oven, light pendant to the ceiling and space for washing machine and fridge/freezer and dishwasher. Window to the rear and the side aspect.

**Landing**

Features a spiral stair case to the lower floor. Wood effect flooring, light pendant to the ceiling and window to the side aspect.

**Bedroom**

Consists of carpet laid to the floor, a window to the side aspect, wall mounted radiator and a light pendant to the ceiling. Provides space for a double bed and other bedroom furniture.

**Bathroom**

A good size bathroom featuring a Wc, hand wash basin, walk in shower, tiling to splash sensitive areas, wall mounted radiator. Frosted window to the rear aspect.

**Bedroom**

Consists of carpet laid to the floor, a window to the rear aspect, fitted wardrobes, a wall mounted radiator and a light pendant to the ceiling. Provides space for a double bed and other bedroom furniture.

**Secondary Entrance Hall**

Enter on the second floor, doors to both bedrooms, bathroom and storage cupboard and landing area. A set of two windows to the front aspect, wood effect flooring, and a light pendant to the ceiling.

**Parking**

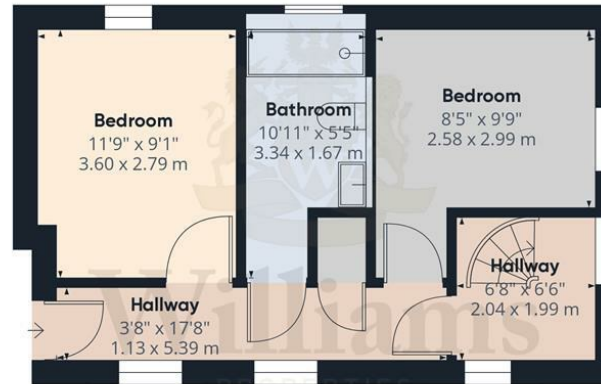
Parking for two/three Vehicles

**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                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) A                                 |  |                         |           |
| (11-12) B                                   |  |                         |           |
| (10-11) C                                   |  |                         |           |
| (9-10) D                                    |  |                         |           |
| (8-9) E                                     |  |                         |           |
| (7-8) F                                     |  |                         |           |
| (6-7) G                                     |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| (1-5) G                                     |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (12 plus) A   |  |                         |           |
| (11-12) B   |  |                         |           |
| (10-11) C   |  |                         |           |
| (9-10) D  |  |                         |           |
| (8-9) E   |  |                         |           |
| (7-8) F   |  |                         |           |
| (6-7) G   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| (1-5) G   |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

800.63 ft<sup>2</sup>

74.38 m<sup>2</sup>

Reduced headroom

19.93 ft<sup>2</sup>

1.85 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.