



88 Nymet Court

Fairford Leys | Aylesbury | Bucks | HP19 7HX



Williams
PROPERTIES

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Williams Properties offer for sale a superb three bedroom ground floor apartment with no chain. The property has been freshly decorated and recarpeted. Accommodation includes an entrance hall, open plan kitchen/living room, three bedrooms, En-suite to the main bedroom, main bathroom, communal courtyard garden and an underground parking space. Available to view now.

Asking price £240,000

- Three Bedroom Apartment
- Ground Floor
- Underground Car Park
- No Upper Chain
- En-Suite Bedroom
- Modern Fitted Kitchen
- Communal Outside Courtyard
- Fairford Leys Development

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 C

Local Authority

Buckinghamshire Council



Offered with refitted carpets and freshly decorated throughout this three bedroom apartment can be found centrally located within the highly sought after Fairford Leys development close to all amenities.



Lease Details

The vendor has advised of the following:
Length of Lease - 125 Years
Lease Remaining - 105 Years
Ground rent - £228.28 every 6 months
Service Charge - £1,980 per annum

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

Services

Mains electric, water and drainage available

Accommodation

The apartment is a ground floor property with a private entrance from the courtyard into an entrance hall, with airing cupboard and doors to all rooms.

Lounge is open planned with the kitchen and extends some 26' in length with windows to both the front and rear of the property, TV aerial point and wall mounted fireplace.

The kitchen is a striking high gloss black with contrasting tiling to the splash backs. There are a range of integrated appliances including a dishwasher, fridge freezer, oven, hob and extractor. The base units have roll top work surfaces with an inset sink and drainer and double glazed window overlooking the rear. There is a large area for table and chairs making it a very sociable area for entertaining.

The main bedroom is a good size double room with recess for wardrobes, double glazed window and door to an ensuite shower room which comprises of a tiled shower cubicle, WC and wash basin. The room has tiling to splash sensitive areas and a room extractor.

Bedroom two is also a good size double room with double glazed window and space for bedroom furniture including wardrobes.

Bedroom three is another generous double size room with a double glazed window and space for bedroom and office furniture.

Outside

There are communal courtyard areas which have seating and access into the underground car park.

Parking

A secure car park can be found under ground and accessed off Pine Street through remote gates. The property has two parking spaces.



