



Flat 64 Wedgewood Street

| Aylesbury | | HP19 7HL



Williams
PROPERTIES

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Williams Properties are delighted to present this two bedroom first floor flat on the popular Fairford Leys development in Aylesbury. The property is presented in immaculate order throughout and consists of a lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is a free for all parking area to the front of the flat. Viewing is strongly recommended on this fantastic property, ideal for a first time buyer or buy to let investor.

Offers in excess of £180,000

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 licence, 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. St Mary's Primary school is within walking distance of the property, and there is a regular bus service to the train station.

Council Tax

Band B

Local Authority

Fairford Leys Parish Council/ Buckinghamshire Council

Services

Mains water and electricity, with electric panel heaters.

Lease Details

Lease Length: 150 Years

Lease Remaining: 127 Years Remaining

Ground Rent: £300.00 PA

Service Charge: £640 Per Quarter





- Two Bedrooms
- Newly Fitted Family Bathroom & Ensuite
- Lounge/Diner
- Close To Shops & Leisure Centre
- First Floor Flat
- Large Communal Outside Space
- Desirable Area
- Good Transport Links

Entrance

Enter via the front door into the entrance hall light pendants to the ceiling and laminate flooring laid to the floor. There are doors leading into the lounge/diner, both bedrooms, bathroom and storage cupboards.

Lounge/Diner

Lounge/diner consists of laminate flooring laid to the floor, windows to the rear aspect and an opening leading into the kitchen. There is space for a three piece suite, dining table and a range of other furniture.

Kitchen

Kitchen consists a range of wall and base mounted units, with roll on worktops. spot lighting to the ceiling, Inset oven, hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a washing machine and space for a fridge/freezer.

Bedroom

Bedroom one consists of carpet laid to the floor, light pendant to the ceiling and a window to the rear aspect. There is space for a double bed and other bedroom furniture. Door to the ensuite.

Ensuite

This newly fitted ensuite is tiled to the floor and to splash sensitive areas and consists of a low level wc, a hand wash basin with a mixer tap, an enclosed shower cubicle and a spotlights to the ceiling.



The property is in the heart of the development and as such is walking distance away from the St Mary's primary school, facilities including the Nuffield Health gym and swimming pool, the shops and Co-Op food store and various restaurants and takeaways. There are excellent road transport links with a regular bus service and easy access by car to the A41 towards Oxford.



Bedroom

Bedroom two consists of carpet laid to the floor, light pendant to the ceiling and a window to the front aspect. There is space for a bed and other bedroom furniture.

Family Bathroom

This newly fitted bathroom consists of tiles laid to the floor and to splash sensitive areas. There is a panelled bathtub with an overhead shower, hand wash basin and low level WC.

Parking

There is a large free for all car park to the front of the property.

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.





