



61 Kingsgate

| Aylesbury | | HP19 8GG



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Williams Properties are delighted to welcome to the market this fantastic top floor two bedroom apartment on the popular Fairford Leys development in Aylesbury. The property offers an open plan living/dining room, kitchen, two bedrooms, an en suite to the master bedroom and a family bathroom. Outside there is an allocated parking space and the property is ideally located close to shops, restaurants and transport links. Viewings come highly recommended.

£200,000

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 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

Lease Details

The vendor has advised of the following:

Length of Lease - 150 years

Lease Remaining - 125 years

Ground rent - £127.40 PER YEAR

Service Charge - 1054.98 PER YEAR

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

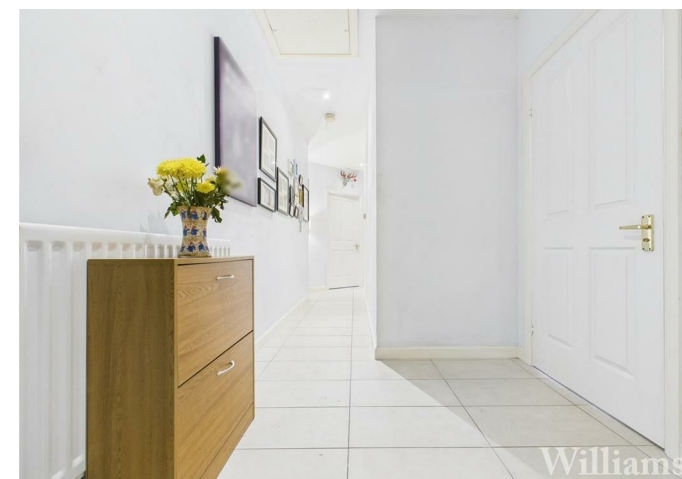
Local Authority

Buckinghamshire Council

Services

All main services available





- Top Floor Apartment
- Two Bedrooms
- Allocated Parking
- Lounge/Diner
- Family Bathroom & Ensuite
- Close To Local Amenities & Transport Links

Hallway

Enter through the front door into this hallway comprised of tiled flooring, spotlights to the ceiling, a wall mounted radiator and doors to a storage cupboard, the bathroom, lounge/diner and both bedrooms.

Bathroom

The bathroom is composed of a frosted window, tiling to the flooring and splash sensitive areas, spotlights to the ceiling, a heated towel rail, low level w/c, a hand wash basin with a mixer tap and a panelled bathtub with a mixer tap, overhead shower and screen.

Lounge/Diner

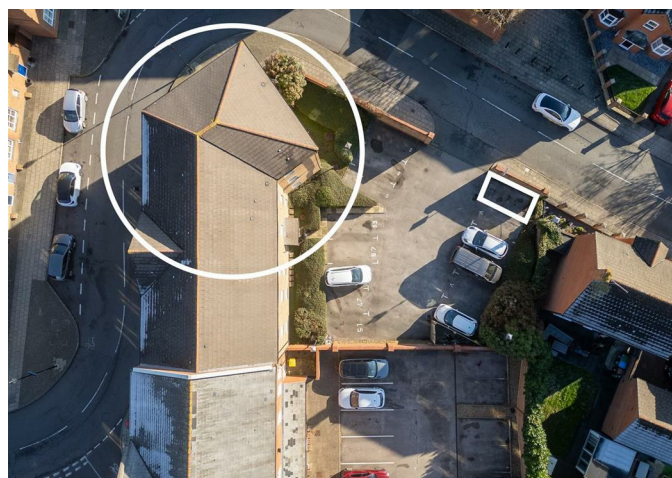
The lounge/diner features wood effect flooring, two windows to the rear aspect, two wall mounted radiators, spotlights to the ceiling, double doors to the kitchen and ample space for living/dining room furniture.

Kitchen

The kitchen is comprised of wood effect flooring, a window to the rear aspect, spotlights to the ceiling, a wall mounted radiator and a range of wall and base mounted units including an inset sink with a mixer tap and draining board, oven, gas stove and extractor. Space for a range of white goods.

Bedroom Two

The second bedroom is comprised of carpet underfoot, a wall mounted radiator, spotlights to the ceiling, window to the side aspect and space for a single bed and other bedroom furniture.



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.



Master Bedroom & En Suite
The master bedroom features carpet underfoot, a window to the front aspect, an inset double wardrobe, spotlights to the ceiling, door to the en suite shower room and space for a double bed and other bedroom furniture.

This en suite shower room is comprised of a heated towel rail, spotlights to the ceiling, frosted window hand wash basin with a mixer tap, tiled flooring, a low level w/c and an enclosed shower unit.

Parking
There is one allocated parking space in the communal car park.

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		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-08) C			
(05-06) D			
(09-04) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



