



**Connells**

Nymet Court Pine Street  
Aylesbury



### Property Description

CONNELLS, Fairford Leys are delighted to welcome to the market this TWO DOUBLE BEDROOM upper floor apartment situated in the heart of Fairford Leys. This lovely property comprises of a spacious entrance hall fitted with two storage cupboards, two double bedrooms with en-suite to the master bedroom, open-plan lounge and kitchen all with access to a fitted family bathroom.

This property also benefits from NO UPPER CHAIN, high ceilings throughout and underground secure parking space.

Viewing this property is highly recommended

### Entrance Hall

Front door, two storage cupboards, loft access.

### Lounge / Kitchen

17' MAX x 11' 6" ( 5.18m MAX x 3.51m )  
Open plan living area, window to front aspect, double glazed, electric radiator, television point.

Fitted kitchen comprised of wall and base units with work surfaces to complement, windows to front aspect, double glazed, sink with drainer, electric oven and hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

### Bedroom One

14' 11" x 11' 2" MAX ( 4.55m x 3.40m MAX )  
Windows to rear aspect, double glazed, electric radiator, built in wardrobe.

### Bedroom Two

10' x 11' 4" MAX ( 3.05m x 3.45m MAX )  
Window to rear aspect, double glazed, electric radiator.

### Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail, extractor fan.

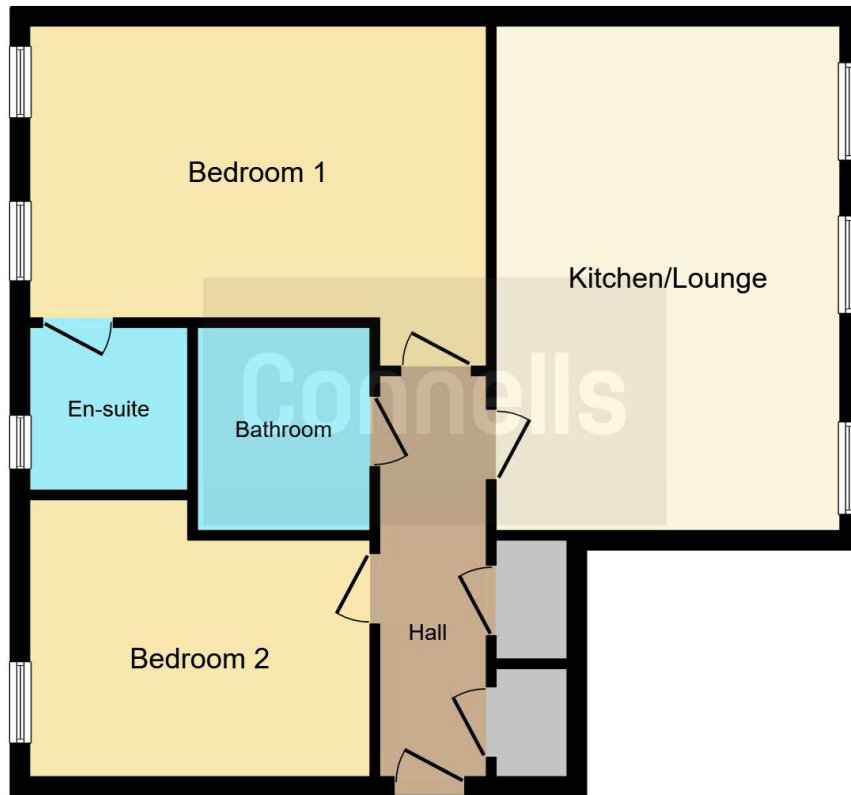
### Outside

### Parking

One under-ground allocated parking space.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01296 395710**  
**E fairfordleys@connells.co.uk**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 2280.00

Ground Rent:  
 380.46

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY303805](https://www.connells.co.uk/Property/LEY303805)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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