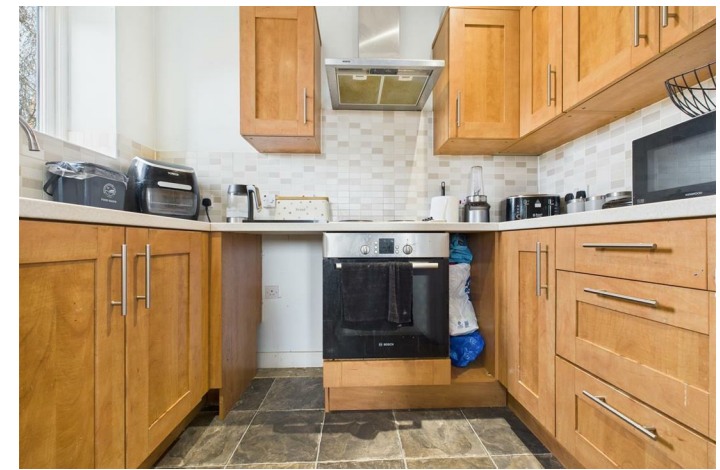




PINE STREET, FAIRFORD LEYS, AYLESBURY

BY AUCTION £160,000

LEASEHOLD

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



PINE STREET

- NO UPPER CHAIN • TWO BEDROOM TOP FLOOR FLAT • POPULAR FAIRFORD LEYS DEVELOPMENT • OPEN PLAN LIVING/KITCHEN AREA • ONE ALLOCATED PARKING SPACE • CLOSE TO LOCAL AMENITIES



LOCATION

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.

ACCOMMODATION

Upon entering the property, you are greeted by a welcoming hallway featuring a useful storage cupboard, perfect for keeping everyday items neatly tucked away. The flat offers two bedrooms, suitable for use as double rooms, guest accommodation, or a home office.

The bathroom comprises a WC, wash basin, and a bathtub with a shower attachment, providing both practicality and comfort.

The heart of the home is the open-plan living and kitchen area. The kitchen is fitted with an inset electric hob and oven, with space for a fridge and washing machine. The adjoining dual-aspect living

room enjoys plenty of natural light and offers ample space for a range of furniture.

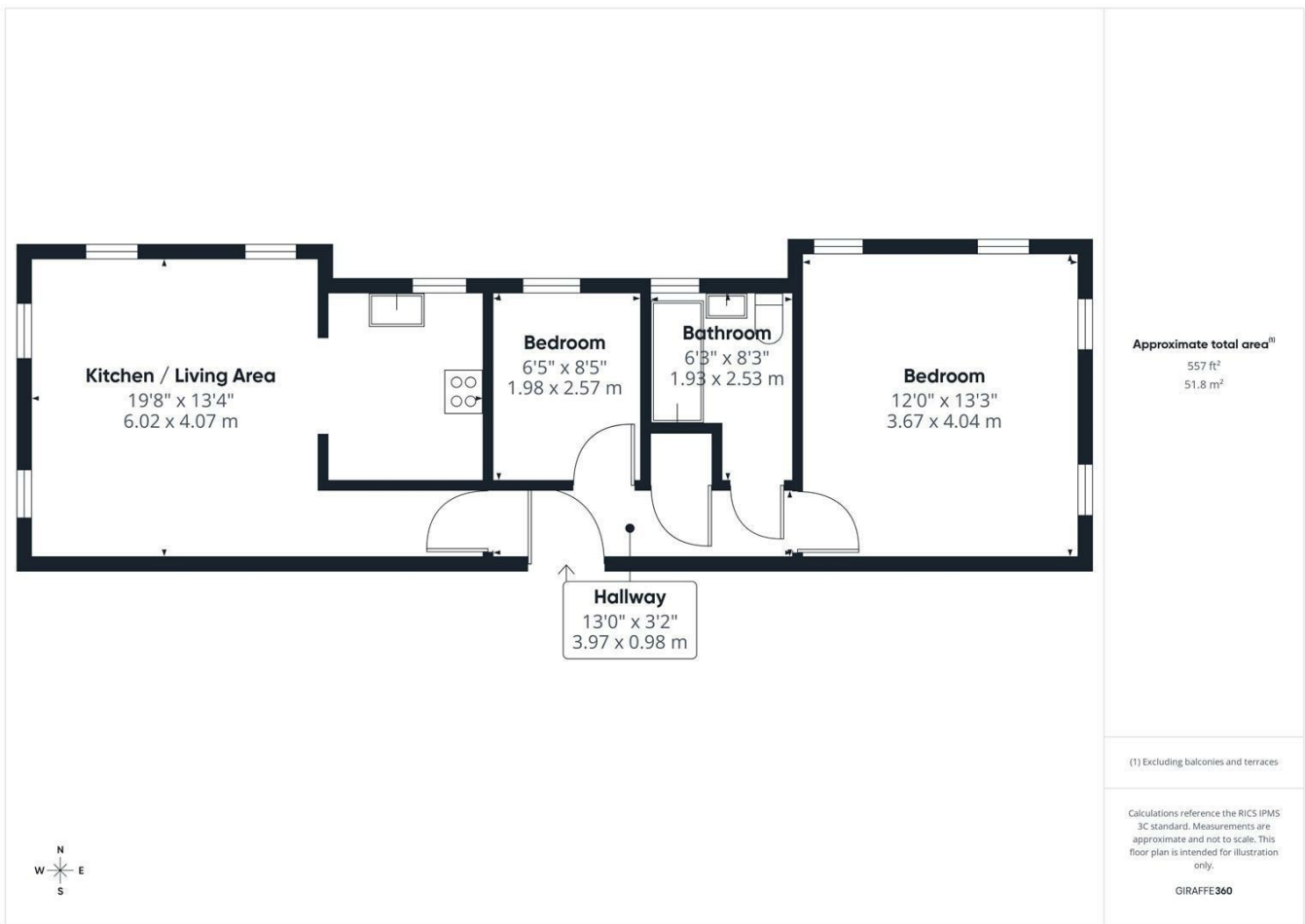
The property also benefits from one allocated parking space. Residents of Fairford Leys enjoy close proximity to a variety of local amenities, including shops, restaurants, a gym, and excellent transport links into Aylesbury town centre.

NOTE

LEASE INFO - 125 year lease with 105 years left. Ground Rent £190 approx half yearly. Service Charge £2280 approx p/a.

PINE STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

