





PINE STREET, FAIRFORD LEYS, AYLESBURY

PRICE £210,000

LEASEHOLD

Situated in the popular area of Fairford Leys, this well presented two bedroom first-floor apartment is ideally located close to a range of local amenities. Offered to the market with no upper chain, the property features a spacious open-plan living and kitchen area, two double bedrooms, an en-suite shower room to the main bedroom, and a separate family bathroom. Further benefits include allocated parking within a secure underground car park, making this an ideal purchase for first-time buyers, downsizers or investors alike.

GEORGE DAVID

PINE STREET

• TWO BEDROOM FIRST FLOOR FLAT • SPACIOUS OPEN-PLAN LIVING/KITCHEN AREA • NO UPPER CHAIN • DOUBLE BEDROOMS • TWO ALLOCATED PARKING SPACES • SECURE UNDERGROUND CAR PARK • EN SUITE AND NEWLY RENOVATED BATHROOM • 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

The accommodation begins with an entrance hall, providing access to all rooms and benefiting from a built-in storage cupboard.

The spacious open-plan living and kitchen area offers an excellent space for both relaxing and entertaining, with ample room for a range of living and dining furniture. The kitchen is fitted with an inset electric oven, hob and extractor hood over, together with space for a washing machine, dishwasher and fridge freezer.

There are two well-proportioned double bedrooms, with the main bedroom benefiting from its own en-suite shower room. A newly renovated bathroom completes the internal accommodation.

Externally, the property further benefits from two allocated parking spaces within a secure underground car park.

LEASE INFO

125 year lease with 104 years left. Ground rent £526.14 per year. Service charge £1535.43.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

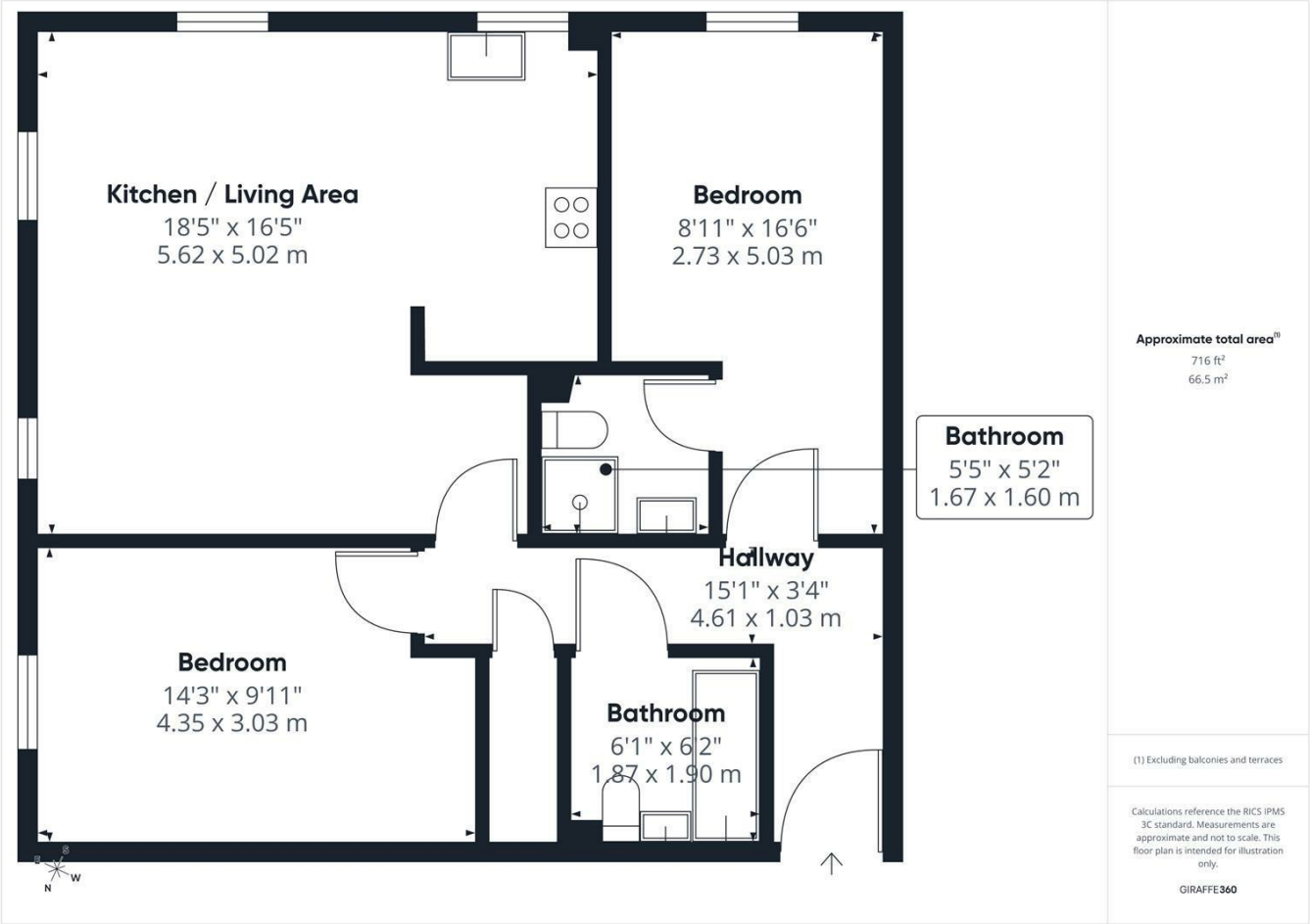
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

PINE STREET

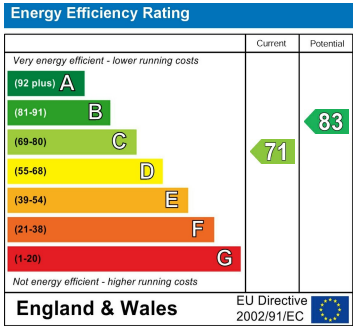












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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