



Connells

Nymet Court Pine Street
Aylesbury



Property Description

This well-presented two-bedroom ground-floor apartment offers a modern layout and generous accommodation throughout, ideally positioned just a short walk from the village centre and local gym. The property features an inviting open-plan living/kitchen area, a main bathroom, and an en-suite to the master bedroom, alongside the added convenience of secure underground parking and communal gardens.

The apartment is approached via a welcoming entrance hall, complete with entry telephone system and a useful storage cupboard. From here, the home opens into the bright and airy open-plan living/kitchen space, providing ample room for both lounge and dining furniture. The kitchen is fitted with a range of wall and base units, electric oven, washing machine, and a freestanding fridge/freezer.

There are two well-proportioned double bedrooms, with the master enjoying its own en-suite shower room comprising a shower cubicle, WC and wash hand basin. The second bedroom is served by the family bathroom, fitted with a bathtub, WC and wash hand basin.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-

money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

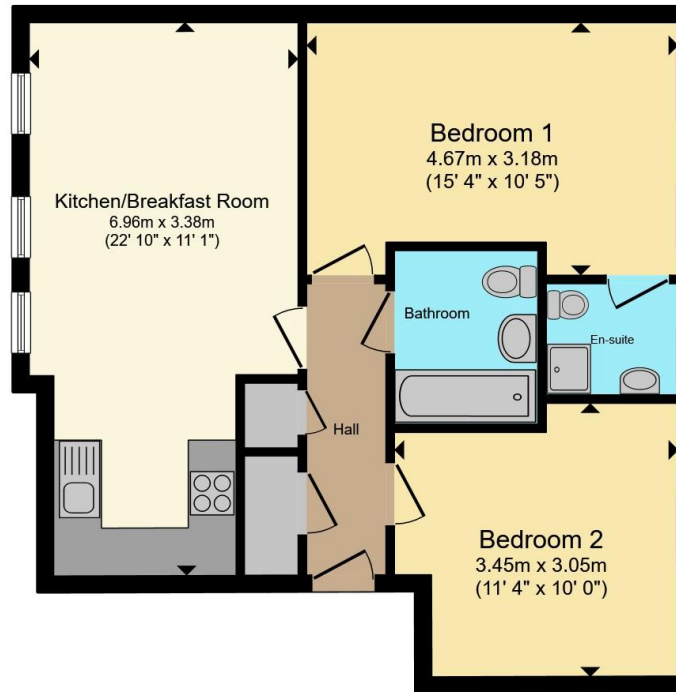
Agents Note

* SERVICE CHARGE AND GROUND RENT FEES ARE TO BE CONFIRMED









Ground Floor

Total floor area 59.8 m² (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304909

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEY304909 - 0002