



Connells

Nymet Court Pine Street
Aylesbury



Property Description

Connells Fairford Leys are delighted to present to the market this well-presented two double bedroom upper-floor apartment, ideally located in the heart of Fairford Leys.

This attractive home offers a spacious entrance hall with two useful storage cupboards, leading through to a bright open-plan lounge and kitchen – perfect for modern living. The property features two generous double bedrooms, with the principal bedroom benefiting from a private en-suite, alongside a well-appointed family bathroom.

Further highlights include high ceilings throughout, creating a light and airy feel, as well as a secure underground parking space for added convenience.

Offered to the market with no upper chain, this property is an ideal purchase for first-time buyers, investors, or those looking to downsize.

Viewing is highly recommended to fully appreciate all that this property has to offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation

agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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

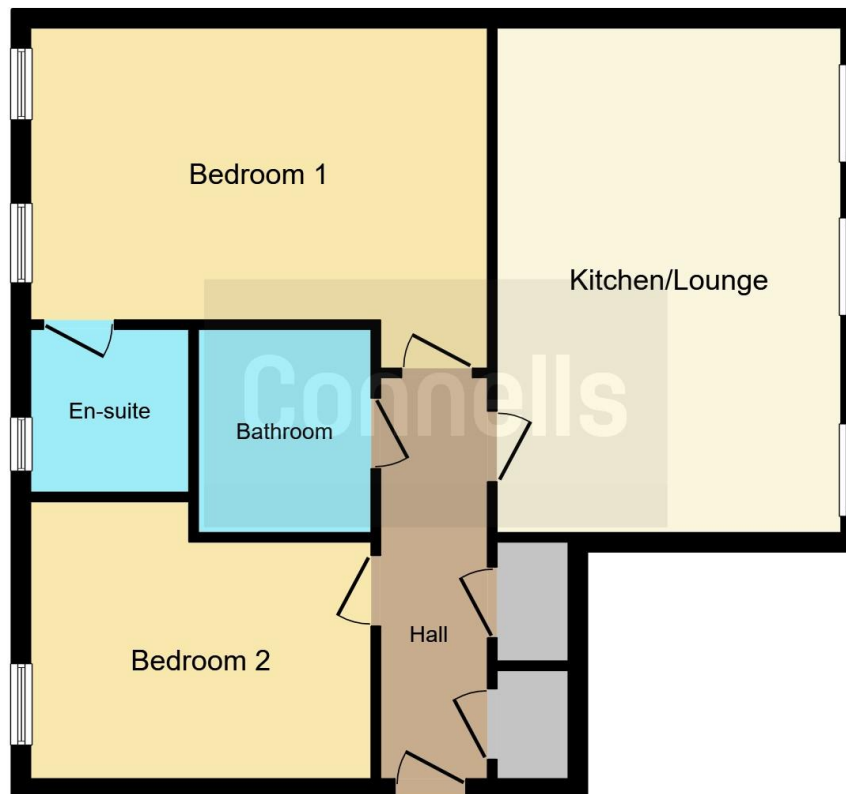
Parking

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:
1980.00

Ground Rent:
526.14

Tenure: Leasehold

view this property online [connells.co.uk/Property/LEY304832](https://www.connells.co.uk/Property/LEY304832)

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

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: LEY304832 - 0004