



**Connells**

Wedgewood Street  
Aylesbury



## Property Description

Connells are delighted to present this stylish first floor apartment in the heart of Fairford Leys. The property comprises of a contemporary open-plan living room with a modern fitted kitchen with four seater breakfast bar, two well-proportioned bedrooms and a spacious bathroom. The property benefits from views over The Plaza, a security entrance, lift access as well as a communal rooftop terrace area with seating and feature planters. The property has been fully renovated to an exacting standard so viewing is highly recommended.

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## Entrance

Security entrance, stairs rise to the first floor, door opens to paved veranda with seating area and feature raised planting beds, door opens to:

## Entrance Hall

Door to airing cupboard, built in storage cupboard, security entrance intercom, electric heater.

## Living Room

15' 7" MAX x 10' 6" MAX ( 4.75m MAX x 3.20m MAX )

Dual aspect room with double glazed sash

style windows to the front and side, two electric heaters, open plan kitchen.

## Kitchen

10' 6" MAX x 5' 10" MAX ( 3.20m MAX x 1.78m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, single drainer sink unit with mixer tap, double oven and ceramic hob with cooker hood over, integrated washing machine and dishwasher, space for fridge/freezer, four seater breakfast bar.

## Bedroom One

11' 5" MAX x 11' 4" MAX ( 3.48m MAX x 3.45m MAX )

Double glazed sash style window to the side, electric panel heater.

## Bedroom Two

10' 7" MAX x 7' 1" MAX ( 3.23m MAX x 2.16m MAX )

Double glazed window to the rear, electric panel heater.

## Bathroom

Bath with mixer taps and overhead shower, glass shower screen, low level wc with concealed cistern, wash hand basin with mixer tap, wall mounted electric heater, extractor, ceramic tiled floor, inset ceiling lighting, tiled walls.

## Outside

## Rooftop Terrace

Paved veranda providing outside entertaining space, seating areas, raised feature planters.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax Band: B

Service Charge: 2561.84

Ground Rent: 231.66

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304312](http://connells.co.uk/Property/LEY304312)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 22 Aug 2002. 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.

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Property Ref: LEY304312 - 0018