



Connells

Knightsbridge Place
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are pleased to present this well presented second floor apartment, ideally located within the highly popular Fairford Leys Village. The property is filled with natural light, high ceilings and offers well balanced accommodation throughout.

The apartment comprises a spacious reception room, a modern fitted kitchen, two generous double bedrooms, a family bathroom and an en suite shower room to the principal bedroom. Further benefits include a long lease remaining, a large boarded loft with ladder access for additional storage, an allocated parking space together with additional non restricted on street parking for visitors.

Fairford Leys Village offers a wide range of local amenities including convenience stores, cafés, pubs, hairdressers, a doctor's surgery, dentist and more, all within easy reach.

Early internal viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Front door, storage cupboard, window to side aspect, radiator, loft access.

Loft

Large boarded loft with ladder access for storage.

Living/ Dining Room

Window to front aspect, television point, telephone point, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

Bedroom One

Window to side aspect, storage cupboard, radiator, door to en-suite.

En-Suite

WC, shower cubicle, wash hand basin, shaver point, heated towel rail.

Bedroom Two

Window to side aspect, radiator.

Bathroom

Bath with mixer taps, vanity wash hand basin, tiled to splash sensitive areas, WC, heated towel rail.

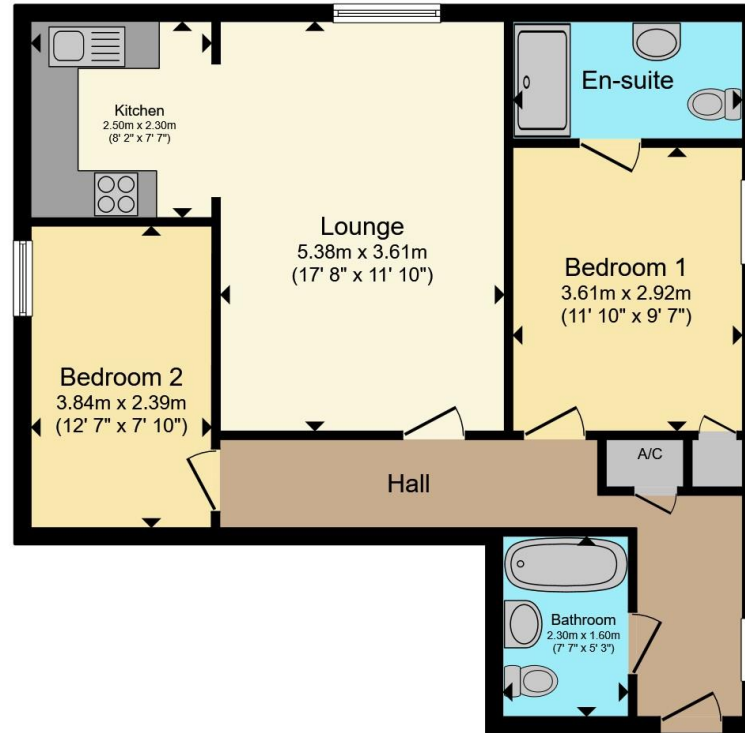
Outside

Parking

Allocated parking space as well as nearby non-restricted on street parking for guests and visitors.







Total floor area 65.5 m² (705 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



To view this property please contact Connells on

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6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304279

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.

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Property Ref: LEY304279 - 0005