



Connells

Broka Court Pine Street
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this modern first floor apartment to the market that is located on the popular Fairford Leys development.

The property comprises entrance hall, storage cupboard, lounge, modern fitted kitchen, modern fitted bathroom, two double bedrooms, master with ensuite shower room and benefits from underground allocated parking.

Located within walking distance of Fairford Leys Centre with shops, amenities and restaurants.

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

Entrance Hall

Lounge

15' 8" x 13' 10" (4.78m x 4.22m)

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

Kitchen

10' 8" MAX x 21' 5" (3.25m MAX x 6.53m)

Open plan with dining area.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven and hob with extractor hood, plumbing for

washing machine and dishwasher, space for fridge/freezer.

Bedroom One

11' 1" x 11' 5" (3.38m x 3.48m)

Juliet balcony to rear aspect, radiator.

En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail, extractor fan.

Bedroom Two

13' 4" x 9' 7" (4.06m x 2.92m)

Windows to rear aspect, radiator.

Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, heated hand towel rail, extractor fan.

Outside

Communal Garden

Access to well maintained communal gardens.

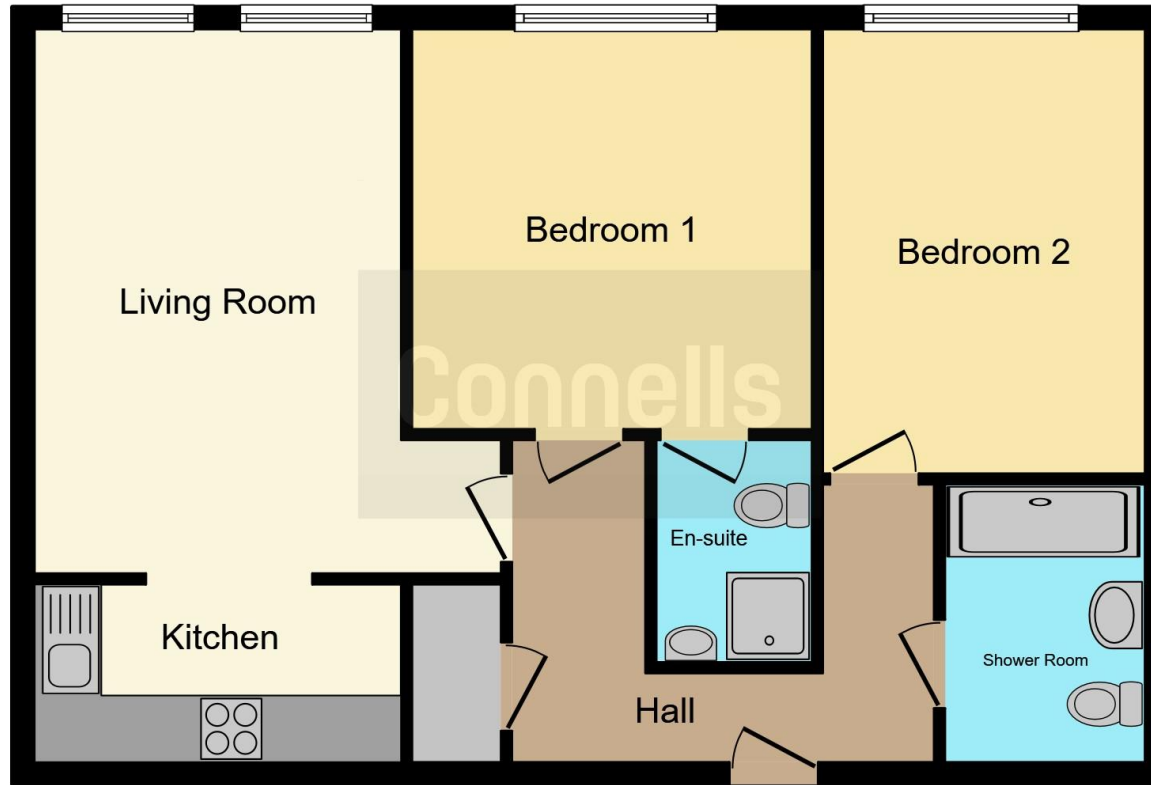
Parking

Secure allocated underground parking.









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

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6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1399.00

Ground Rent:
 380.47

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY303907

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.



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