



**Connells**

Stafford Keep Pine Street  
Aylesbury



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this well-presented first floor apartment to the market that is situated within a gated development in the heart of Fairford Leys. The property comprises of a sizeable reception room, a well-appointed fitted kitchen, two well-proportioned bedrooms and a family bathroom suite. Benefits include an en-suite to the master bedroom, peppercorn ground rent, one allocated parking space as well as additional visitor bays.

Ideal for first time buyers or investors, the property is located within the centre of Fairford Leys, moments away from local amenities and transport links providing access to either London or Oxfordshire.

An internal viewing comes highly recommended, contact Connells to arrange your viewing today!

## Entrance Hall

Front door, storage cupboard, electric radiator.

## Living Room

Windows to side aspect, television point, telephone point, electric radiators.

## 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 and hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

## Bedroom One

Windows to side aspect, electric radiator, door to en-suite.

## En-Suite

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

## Bedroom Two

Window to side aspect, electric radiator.

## Bathroom

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

## Outside

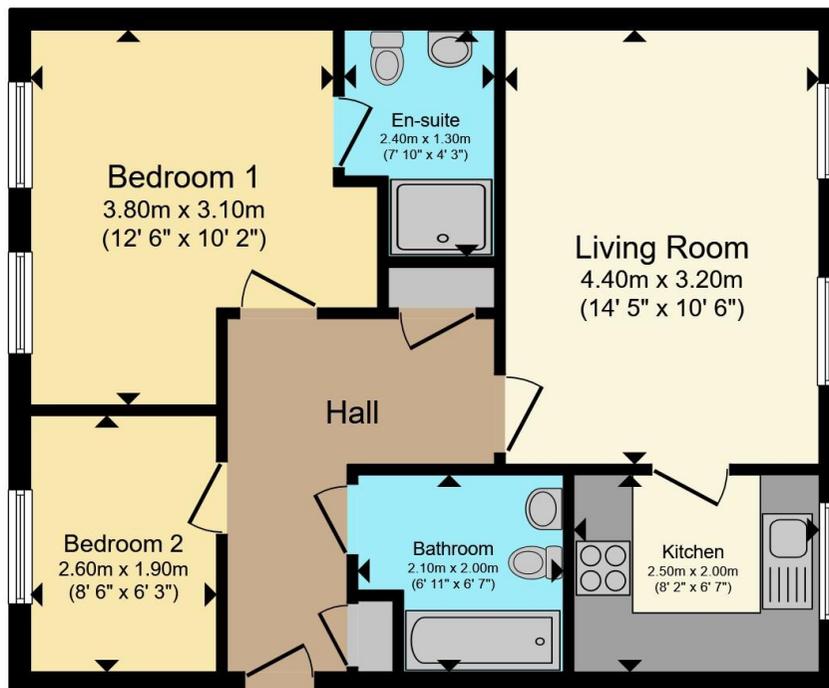
## Parking

One allocated parking space.









**Floor Plan**

Total floor area 52.2 m<sup>2</sup> (562 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1743.04

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304705](http://connells.co.uk/Property/LEY304705)**

This is a Leasehold property with details as follows; Term of Lease 149 years from 22 Aug 2003. 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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