



extractor hood, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer.

## **Bedroom One**

11' 2" MAX x 10' 6" + Wardrobe ( 3.40m MAX x 3.20m + Wardrobe )

Window to rear aspect, fitted wardrobes, radiator, door to en-suite.

## **En-Suite**

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

## **Bedroom Two**

12' 2" MAX x 8' 6" MAX ( 3.71m MAX x 2.59m MAX )

Window to rear aspect, radiator.

## **Bathroom**

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

## **Outside**

## **Parking**

One allocated bay & additional visitors bay.



## Property Description

Connells are pleased to bring this well-presented ground floor apartment to the market located in the ever-popular village of Fairford Leys. The property briefly comprises of a sizeable reception room, a well-appointed fitted kitchen, two double bedrooms, an en-suite to the master bedroom and a family bathroom suite. The property benefits from a long lease, zero ground rent and allocated parking.

The property is close to all local amenities including a Nuffield Heath private gym, doctors surgery, eateries and the community church. Fairford Leys is just a short drive to Aylesbury town centre and the train station.

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

## Entrance Hall

Storage cupboards, doors to all rooms.

## Living Room

15' 9" MAX x 8' 10" MAX ( 4.80m MAX x 2.69m MAX )

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

## Kitchen Area

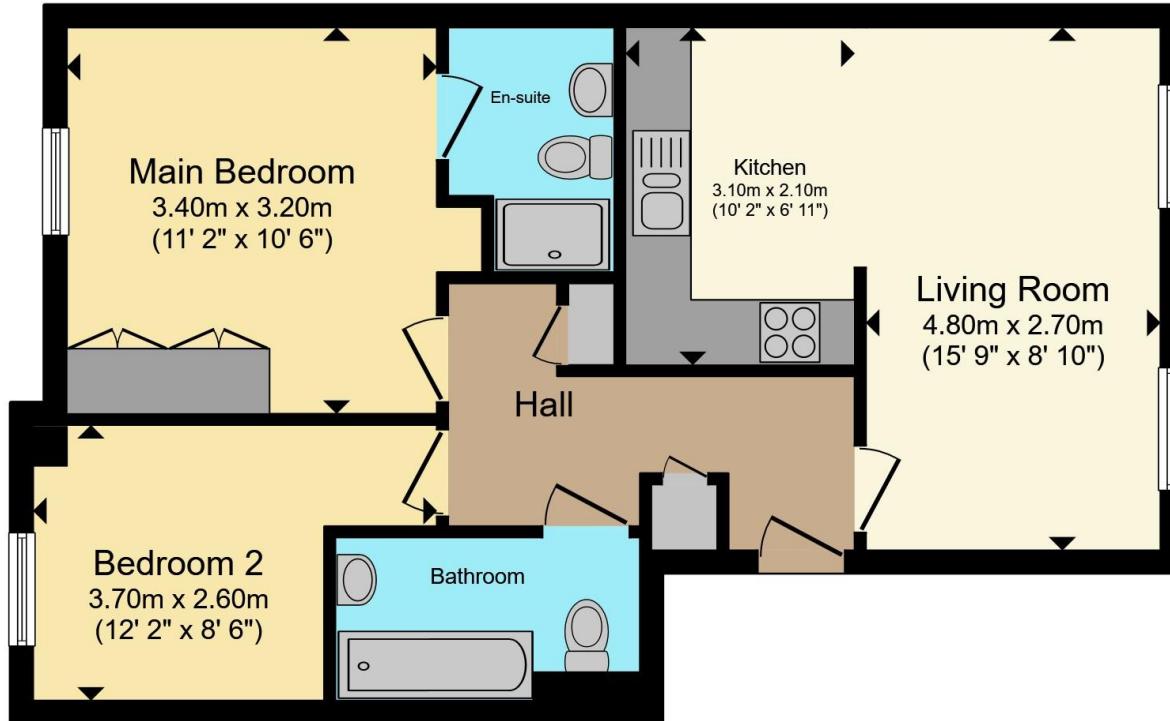
10' 2" MAX x 6' 11" MAX ( 3.10m MAX x 2.11m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven, gas hob with









Total floor area 56.1 m<sup>2</sup> (604 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)

**Connells**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold

To view this property please contact Connells on

**T 01296 395710**  
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view this property online [connells.co.uk/Property/LEY304683](http://connells.co.uk/Property/LEY304683)

EPC Rating: C    Council Tax  
Band: C

Service Charge:  
1740.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

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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