



**64 Wedgewood Street, Aylesbury**

In Excess of **£180,000**



## 64 Wedgewood Street

Aylesbury, Aylesbury

Immaculate two bedroom first floor flat in Fairford Leys, Aylesbury. Features lounge/diner, kitchen, bathroom, and front parking. Ideal for first time buyers or investors.

Fairford Leys is a sought after modern development having been designed and built around the commercial and community centre. The facilities are comprehensive and comprise of eateries, convenience store, off licence, hairdressers, vets, doctors, dentist, pharmacy and gymnasium. There is a regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury town station linking with London Marylebone. Primary School – St Mary's & Secondary School – Mandeville and Aylesbury Grammar Schools. St Mary's Primary school is within walking distance of the property, and there is a regular bus service to the train station. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B



## Fairford Leys

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## Council Tax

Band B

## Local Authority

Fairford Leys Parish Council/ Buckinghamshire Council

## Services

Mains water and electricity, with electric panel heaters.

## Lease Details

Lease Length: 150 Years Lease Remaining: 127 Years

Remaining Ground Rent: £300.00 PA Service Charge: £640 Per Quarter

## Entrance

Enter via the front door into the entrance hall light pendants to the ceiling and laminate flooring laid to the floor. There are doors leading into the lounge/diner, both bedrooms, bathroom and storage cupboards.

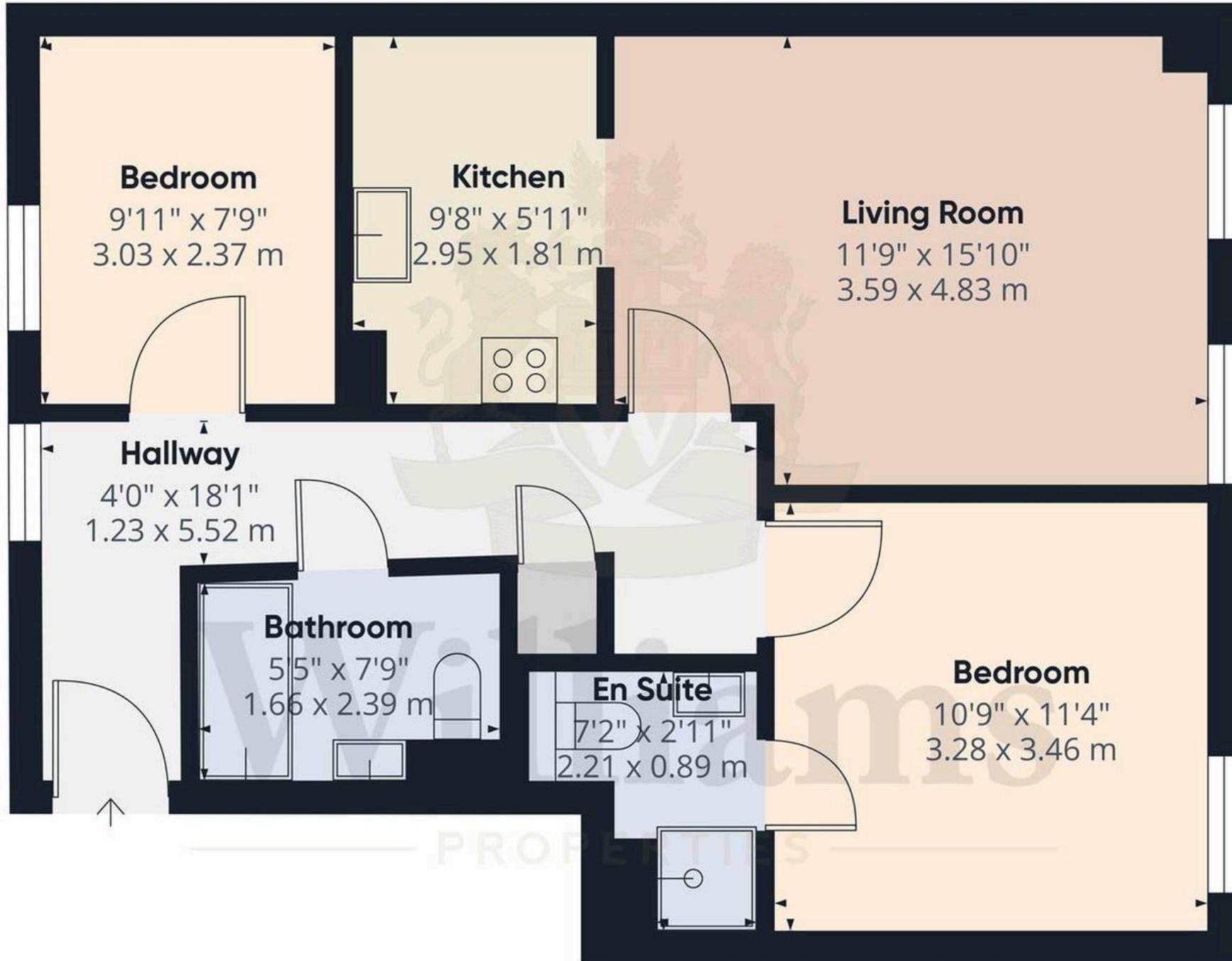
## Lounge/Diner

Lounge/diner consists of laminate flooring laid to the floor, windows to the rear aspect and an opening leading into the kitchen. There is space for a three piece suite, dining table and a range of other furniture.

## Kitchen

\*Renovations to be completed\* Kitchen consists a range of wall and base mounted units, with roll on worktops. spot lighting to the ceiling, inset oven, hob and overhead





Approximate total area<sup>(1)</sup>

605 ft<sup>2</sup>

56.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations  
3C standa  
approxima  
floor plan is

