



Connells

Phoenix House Michaels Mews
Aylesbury



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented ground floor apartment to the market that is situated within the heart of Fairford Leys. The property has been well maintained throughout and briefly comprise a sizeable reception room, a modern fitted kitchen one double bedroom with built in wardrobes and bathroom suite. Benefits include a long lease remaining as well as an allocated parking space and additional visitors' bays.

Ideal for first time buyers or investors, the property is a short walk away from Hampden Square which ranges a variety of shops, eateries, a health centre, and a church.

Viewing is highly recommended.

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

Entrance Hall

Front door, phone entry system, storage cupboard.

Lounge / Diner

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

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with

drainer, electric eye-level oven, gas hob with extractor hood, plumbing for washing machine, wall mounted boiler, integrated fridge/freezer.

Bedroom One

Window to side aspect, built in wardrobe, storage cupboard, radiator.

Bathroom

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

Outside

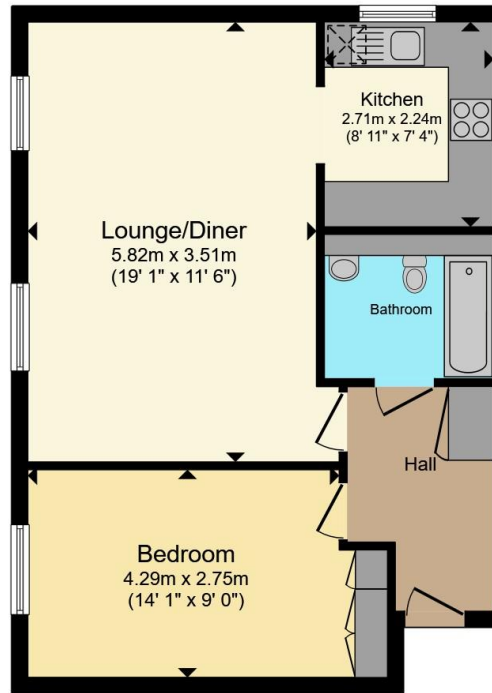
Parking

Allocated parking bay and additional visitor bays.









Ground Floor

Total floor area 52.1 m² (561 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

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1299.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304809

This is a Leasehold property with details as follows; Term of Lease 150 years from 17 Dec 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEY304809 - 0003