

Connells

Brimmers Way
Aylesbury

Brimmers Way
Aylesbury HP19 7HR

for sale guide price
£150,000







Property Description

Connells are delighted to offer this well presented two-bedroom ground floor apartment, ideally situated within the highly sought-after Fairford Leys development. Located just a short stroll from the village centre, residents enjoy easy access to a variety of shops, cafes, restaurants, leisure facilities and excellent transport links.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a spacious dual-aspect lounge/dining room, a well-appointed fitted kitchen, two generous double bedrooms, and a family bathroom. The principal bedroom further benefits from a private en-suite shower room and built-in storage.

Externally, the property enjoys access to well-maintained communal gardens and benefits from two allocated parking spaces, providing excellent convenience for homeowners and visitors alike.

Fairford Leys is renowned for its attractive village-style setting, offering highly regarded local schooling, a golf course, gym facilities and a strong community atmosphere, making it an ideal location for first-time buyers, downsizers and investors alike.

Early viewing is highly recommended.
Contact Connells today to arrange your appointment.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to

you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Front door, storage cupboard, radiator.

Lounge / Dining Room

18' 11" x 10' 8" (5.77m x 3.25m)

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

Kitchen

10' 6" x 6' (3.20m x 1.83m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, radiator.

Bedroom One

10' 10" x 10' 3" (3.30m x 3.12m)

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

En-Suite

Shower cubicle, WC, wash hand basin.

Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)

Window to rear aspect, radiator.

Bathroom

Bath with mixer tap, WC, wash hand basin.

Outside

Communal Gardens

Access to well-maintained communal gardens.

Parking

Two allocated parking spaces.










PINE STREET









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.focalagent.com

To view this property please contact Connells on

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6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: C

Council Tax Band: B

Service Charge: 2220.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY305021

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.