



**Mere Court, Pine Street, Aylesbury HP19 7HX**



**welcome to**

## **Mere Court Pine Street, Aylesbury**

Offered with no upper chain, this two-bedroom top floor apartment in the popular Fairford Leys area of Aylesbury provides an excellent opportunity for first-time buyers, those looking to downsize, or investors. Situated just moments from the vibrant heart of Fairford Leys, the property enjoys easy access to a diverse selection of shops, cafés, and other essential local amenities, making daily life exceptionally convenient. Upon entry, the apartment welcomes you with a spacious hallway providing access to all rooms. The reception room is especially impressive, boasting dual aspect windows which flood the space with natural light while offering views across the bustling local area. This room seamlessly leads through to a modern, fitted kitchen, designed to meet all culinary needs.



## Accommodation Comprises

### Lounge

13' 6" x 12' 5" ( 4.11m x 3.78m )

### Kitchen

8' 3" x 6' 11" ( 2.51m x 2.11m )

### Bedroom One

13' 5" x 12' 3" ( 4.09m x 3.73m )

### Bedroom Two

8' 4" x 6' 9" ( 2.54m x 2.06m )

### Bathroom

### Agents Note

Please note that we act solely as a keyholder for this property and do not have access to detailed leasehold information. We have not been provided with information relating to ground rent, service charges, or other lease terms.

Prospective purchasers are advised to seek clarification on these matters from their legal representative, who will be able to obtain the relevant information during the conveyancing process.

Residents of Mere Court enjoy additional benefits including an allocated, gated underground parking space for peace of mind, as well as ample on-street parking for visitors. Security and convenience are further enhanced by a telephone intercom system.

Fairford Leys is renowned for its welcoming community feel and attractive street layout. With its array of boutiques, eateries, medical centre, pharmacy, and a gym, everything you need is right here.



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 play its own



**view this property online** [brownandmerry.co.uk/Property/AYL116375](http://brownandmerry.co.uk/Property/AYL116375)



welcome to

## Mere Court Pine Street, Aylesbury

- NO UPPER CHAIN
- TWO BEDROOM TOP FLOOR APARTMENT
- FAIRFORD LEYS DEVELOPMENT
- IDEAL FOR FIRST TIME BUYERS/DOWNSIZE/ INVESTORS
- EASY ACCESS TO SHOPS, CAFE'S & LOCAL AMENITIES

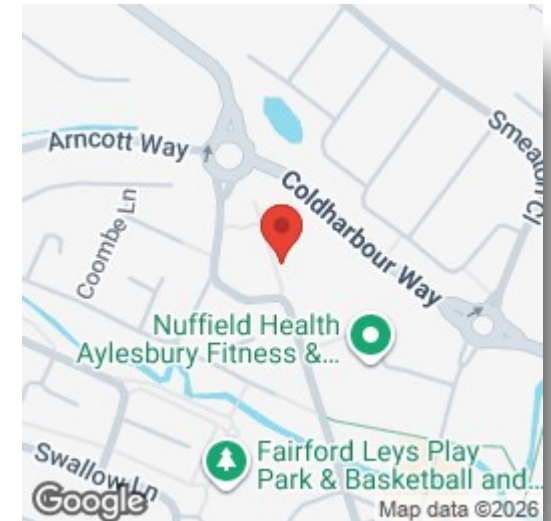
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £165,000



Please note the marker reflects the postcode not the actual property

[view this property online brownandmerry.co.uk/Property/AYL116375](https://www.brownandmerry.co.uk/Property/AYL116375)



Property Ref:  
AYL116375 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01296 488111**



[Aylesbury@brownandmerry.co.uk](mailto:Aylesbury@brownandmerry.co.uk)



5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**