



Connells

Broka Court Pine Street
Aylesbury



Property Description

Connells are delighted to present this well-presented first-floor apartment, ideally situated within the highly sought-after Fairford Leys development.

The accommodation comprises a welcoming entrance hall, spacious lounge, modern fitted kitchen, two double bedrooms, an en-suite shower room to the principal bedroom, and a contemporary family bathroom. The property also benefits from ample storage and secure underground allocated parking.

Conveniently located within walking distance of Fairford Leys Village Centre, residents can enjoy easy access to a range of shops, restaurants, amenities, and local transport links.

Viewing is highly recommended.

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

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Living Room / Kitchen

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

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, sink with drainer, electric eye-level oven, electric hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

Bedroom One

Windows to side aspect, radiator, door to en-suite.

En-Suite

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

Bedroom Two

Window to side aspect, radiator.

Bathroom

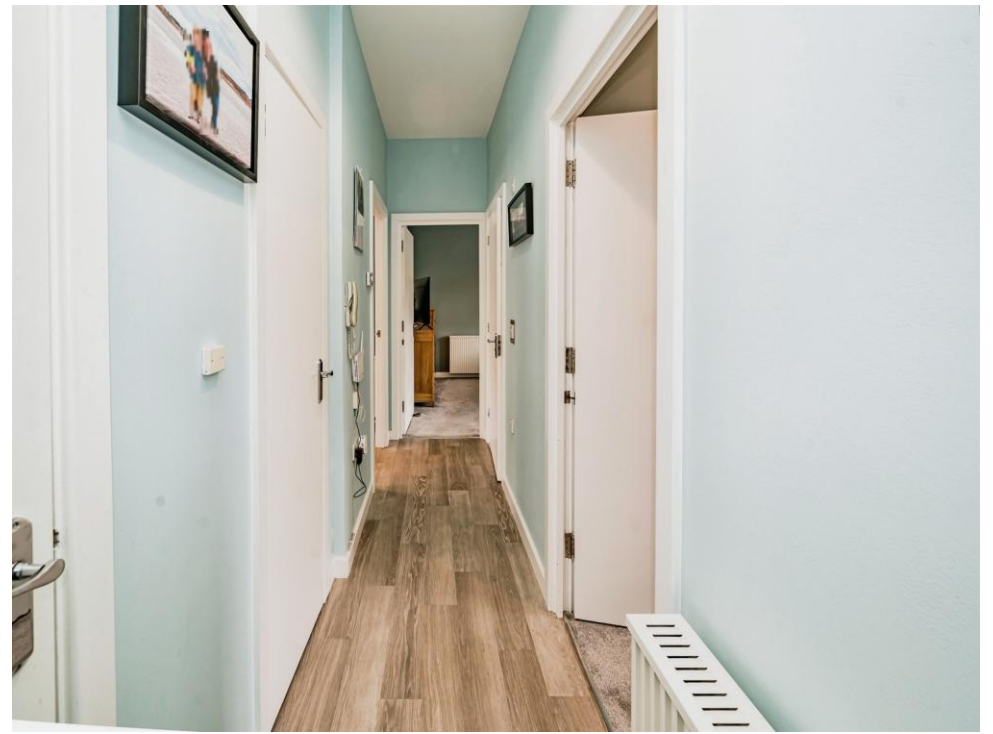
Bath with mixer taps and shower attachment, WC, wash hand basin, heated towel rail, extractor fan.

Outside

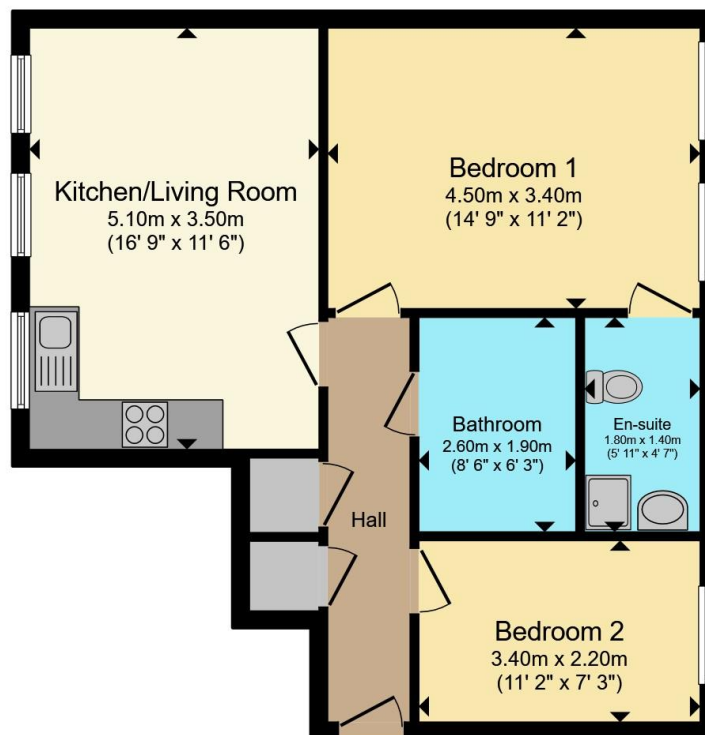
Parking

Two secure allocated underground parking.









Total floor area 58.0 m² (624 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

Connells

To view this property please contact Connells on

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6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1980.00

Ground Rent:
 565.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304878

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

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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