



**Connells**

Royal Court Queensgate  
Aylesbury



### Property Description

**\*\* SHARE OF FREEHOLD \*\*** Connells are pleased to bring this well-presented first-floor apartment to the market that is situated within the popular Fairford Leys development. The property comprises of an open plan living area with a modern fitted kitchen, one well-proportioned bedroom with a modern shower room. The property benefits from a secure communal entrance, a new Worcester boiler (less than 18months ago), a super lease with no ground rent and allocated parking space.

Ideal for first time buyers or investors, the property is conveniently located on the popular Fairford Leys development to the south of Aylesbury and within easy reach of the mainline rail station where the Chiltern Railways' journey to London Marylebone averages around 60 minutes. With bus services to Oxford, Milton Keynes and Watford.

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

### Entrance Hall

Front door, window to side aspect, storage cupboard, radiator, entry phone system.

### Lounge/ Kitchen

Windows to front and side aspects, radiator, telephone and television points.

Fitted kitchen area comprising wall and base units, work surfaces, tiling to splashback areas, electric oven with gas hob and cookerhood, plumbing for washing machine, space for fridge/freezer.

### Bedroom One

Window to front aspect, radiator, door to en-suite.

### En-Suite

Low level wc, wash hand basin, radiator,

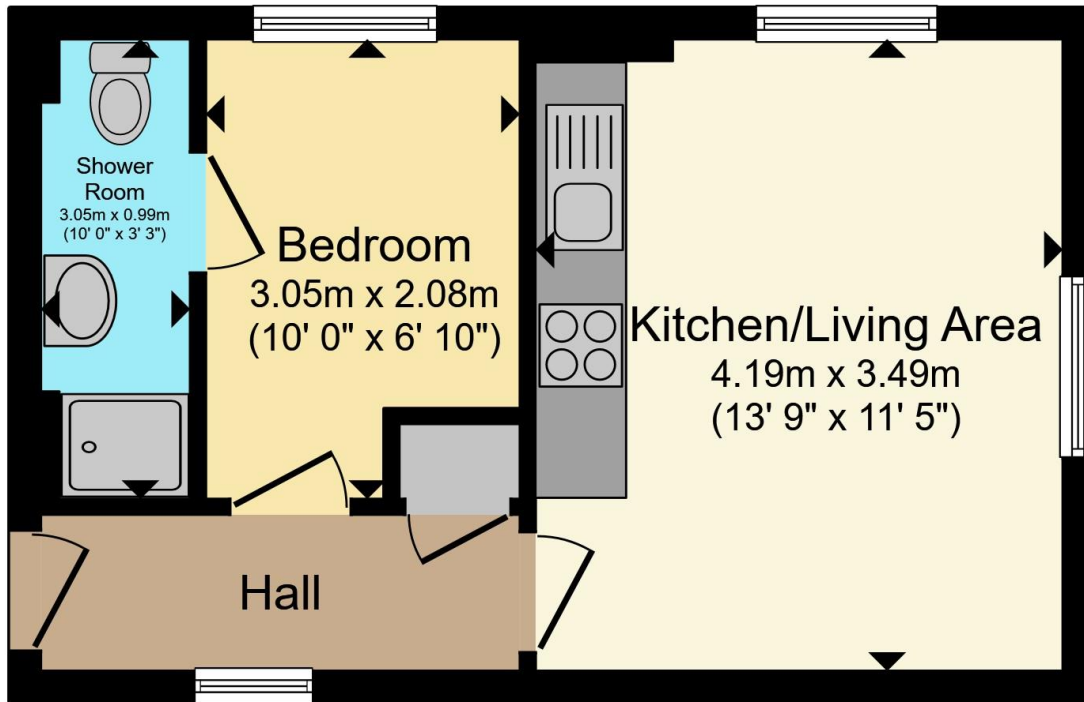
extractor fan, shaver point, shower cubicle, tiling to splashback areas.

### Outside

### Parking

Allocated parking space.





Total floor area 28.3 m<sup>2</sup> (305 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax Band: B

Service Charge: 1728.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304754](http://connells.co.uk/Property/LEY304754)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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