



**Connells**

Phoenix House Michaels Mews  
Aylesbury



## Property Description

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 with new integrated washing machine, two well-proportioned bedrooms and a four-piece bathroom suite. Benefits include a new boiler, 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, nursery, St Mary's primary school, health centre, restaurants and a church.

Viewing is highly recommended.

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

## Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee / Associate of the Connells Group of companies.

## Entrance Hall

Front door, phone entry system, storage cupboard housing a Megaflor hot water system.

## Living Room

19' 1" MAX x 10' 6" MAX ( 5.82m MAX x 3.20m MAX )

Windows to front aspect, television point, telephone point, radiator, arch through to kitchen.

## Kitchen

8' 11" x 7' 4" ( 2.72m x 2.24m )

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, new integrated washing machine, new wall mounted boiler, space for fridge/freezer.

## Bedroom One

14' 1" x 9' 1" ( 4.29m x 2.77m )

Window to side aspect, built in wardrobe, radiator.

## Bedroom Two

9' 9" x 7' 11" ( 2.97m x 2.41m )

Window to side aspect, radiator.

## Bathroom

Low level wc, pedestal wash hand basin with mixer tap, panelled bath, large shower cubicle.

## Outside

## Parking

Allocated parking bay and additional visitor bays.









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](http://www.focalagent.com)

To view this property please contact Connells on

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

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6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C    Council Tax Band: B    Service Charge: 1299.98    Ground Rent: Ask Agent    Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEY304454](http://connells.co.uk/Property/LEY304454)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 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.

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Property Ref: LEY304454 - 0006