Connells

Brimmers Way
Aylesbury

Brimmers Way
Aylesbury HP19 7HR

for sale offers in excess of
£190,000

Property Description

** NO UPPER CHAIN ** Connells are delighted to present this well-presented first-floor apartment to the market that is located within walking distance to the centre of Fairford Leys with it's array of shops, amenities and restaurants. There is also excellent local schooling, a golf course and a gym all close by.

The property comprises of a sizeable reception room, a well-appointed fitted kitchen, two double bedrooms and a family bathroom suite. The property benefits from an en-suite to the master bedroom, two allocated parking spaces and access to the communal gardens.

An internal viewing is highly recommended, contact Connells today.

Entrance Hall

Front door, storage cupboard, radiator.

Lounge / Dining Room

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

Kitchen

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

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

En-Suite

Shower cubicle, WC, wash hand basin.

Bedroom Two

Window to rear aspect, radiator.

Bathroom

Bath with mixer tap, WC, wash hand basin.

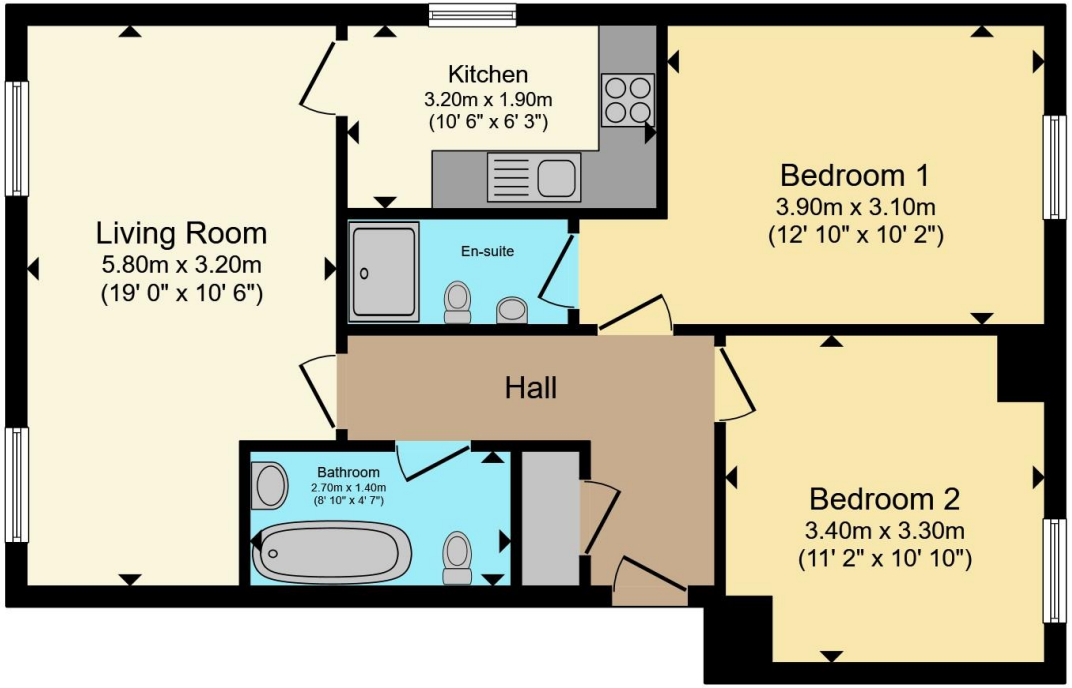
Outside

Communal Gardens

Access to well-maintained communal gardens.

Parking

Two allocated parking spaces.



Floor Plan

Total floor area 63.5 m² (684 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: B

Council Tax Band: B

Service Charge: 2512.00

Ground Rent: 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304740

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

The Property Ombudsman

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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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