

Connells

Hampden Square
Aylesbury

Hampden Square
Aylesbury HP19 7HT

for sale
£130,000







Property Description

Offered to the market with no upper chain, this well-presented one-bedroom upper-floor apartment is situated within the highly sought-after Fairford Leys development and enjoys a convenient position overlooking Hampden Square, with a range of local amenities, restaurants and shops just moments away.

The accommodation comprises a welcoming entrance hall leading through to a bright and spacious open-plan lounge/kitchen. The living area benefits from French doors opening to a Juliet balcony, allowing plenty of natural light to flood the room, while the modern fitted kitchen offers a range of wall and base units, work surfaces, an electric hob and oven, washing machine, and space for a freestanding fridge freezer.

The property further benefits from a generous double bedroom featuring French doors opening to a second Juliet balcony, creating a light and airy atmosphere. The bedroom is served by a well-appointed bathroom comprising a panel-enclosed bath with shower over, wash hand basin and WC.

Fairford Leys is a popular village-style development offering a variety of shops, cafes and restaurants, while a regular bus service provides easy access to Aylesbury town centre and railway station. Permit parking is available, making this an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home in a desirable location.

Sm===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.

















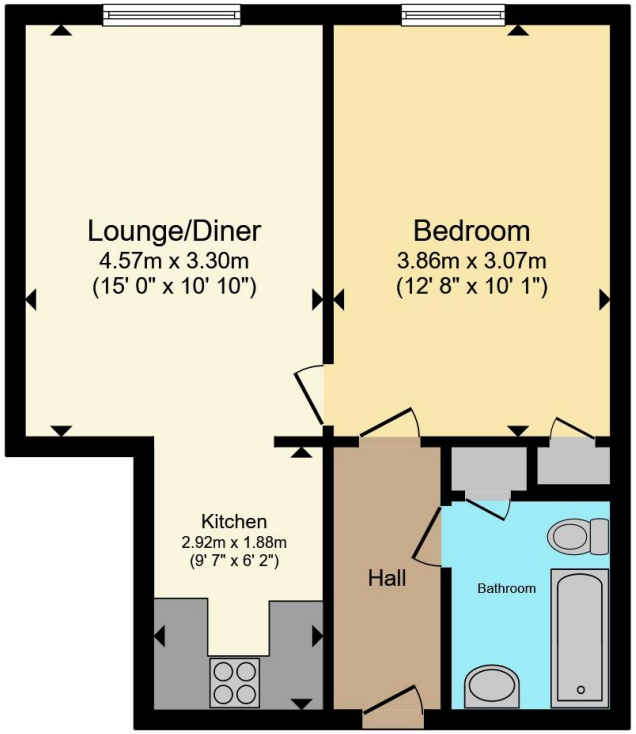

Total floor area 44.8 m² (483 sq.ft.) approx

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: B

Service Charge: 2322.48

Ground Rent: 299.82

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304964

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.