

# 17 Hampden Square

## Fairford Leys | Aylesbury | Buckinghamshire | HP19 7HT

Williams Properties are pleased to bring to the market this two bedroom first floor flat located in the desirable development of Fairford Leys. The property is within walking distance to the village centre with shops, restaurants and other amenities. Accommodation comprises of an entrance hall, living room with Juliet balcony, kitchen, two bedrooms with en suite to the master, family bathroom and also offers allocated parking. Viewing comes highly recommended on this well presented home, ideal for a first time buyer or buy to let investor.

# £180,000

- Leasehold
- Sought After Location
- En Suite To Master Bedroom
- Allocated Parking

- First Floor Flat
- Two Bedrooms
- Close To Amenities
- Viewing Highly Recommended

## **Fairford Leys**

Fairford Leys is a sought after modern development having been designed and built around the commercial and community centre. The facilities are comprehensive and comprise of eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium. There is a regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury town station linking with London Marylebone. Primary School – St Mary's & Secondary School – Mandeville and Aylesbury Grammar Schools

### **Council Tax**

Band B

## **Local Authority**

Buckinghamshire Council

## **Services**

All main services available

#### Entrance Hal

Enter through the front door into the entrance hall consisting of doors to the living room, bathroom, both bedrooms and storage cupboards. Entry phone system.









Fairford Leys is a popular familyorientated community in Aylesbury and is characterised by its tidy aesthetic. The development plays host to its own set of shops including a large Co-Op food store, various restaurants and takeaways. There is also a popular family pub/restaurant, and a Nuffield Health gym with swimming pool faciliities.











## **Living Room**

The living room consists of carpet laid to floor, two Juliet balconies letting in plenty of light, electric wall heater, double light pendants to ceiling and opening to kitchen. Space for a sofa set and other living room furniture.

## **Kitchen**

The kitchen comprises a range of wall and base mounted units with square edge worktops, inset one and a half stainless steel sink bowl unit with mixer tap and draining board, integrated induction hob and oven, space for fridge/freezer and washing machine. Recess spotlights and tiling to splash sensitive areas.

## **Bedroom One**

Bedroom one consists of carpet laid to floor, light pendant to ceiling, electric wall heater and window. Space for a single bed and other bedroom furniture.

#### **Bedroom Two**

Bedroom two consists of carpet laid to floor, light pendant to ceiling, electric wall heater and window. Door to the en suite. Space for a double bed and other bedroom furniture.

#### **En Suite**

The en suite comprises of a low level WC, pedestal hand wash basin and enclosed shower cubicle. Frosted window, recess spotlights and tiling to splash sensitive areas.

#### Bathroom

The bathroom comprises of a low level WC, pedestal hand wash basin, panelled bathtub with shower attachment and tiling to splash sensitive areas.

### **Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

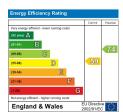
#### **Lease Details**

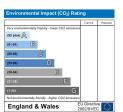
The vendor has advised of the following: Length of Lease - 150 years from 2002

Lease Remaining - 130 years Ground rent - £238 p/a approx

Service Charge - £450 per quarter approx

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.









Aylesbury
Buckinghamshire HP20 2RQ