



WOODMANS CROFT, FAIRFORD LEYS, AYLESBURY

PRICE £215,000

LEASEHOLD

A two bedroom first-floor flat situated within the popular Fairford Leys development, offered with no upper chain. The property benefits from easy access to the town centre and train station and comprises a spacious living room, kitchen, two bedrooms including a master bedroom with en suite, and a separate bathroom. Additional features include allocated parking and communal gardens, making this an ideal purchase for first-time buyers, downsizers or investors.



WOODMANS CROFT

• POPULAR FAIRFORD LEYS DEVELOPMENT • FIRST FLOOR FLAT • NO UPPER CHAIN • ALLOCATED PARKING SPACE • COMMUNAL GARDENS • EN SUITE TO MASTER BEDROOM • EASY ACCESS TO TOWN CENTRE AND STATION • TWO DOUBLE BEDROOMS



LOCATION

Fairford Leys is a popular modern development situated in the south-west of Aylesbury. The estate has its own village square offering a range of shops, restaurants, nursery, church, community centre and health club. The development is served by a frequent bus service providing a quick link to Aylesbury town centre and railway station. There is a local school, St Marys, providing education up to secondary level. Aylesbury town itself offers a comprehensive range of shopping and schooling facilities together with a mainline railway link to London (Marylebone) in approximately one hour.

ACCOMMODATION

The accommodation is entered via a welcoming hallway featuring useful built-in storage cupboards. The spacious dual-aspect living room provides a bright and airy space for both living and dining, ideal for everyday living and entertaining. The adjoining kitchen is fitted with a range of units and includes an inset gas hob with oven below, along with space for a fridge and washing machine.

The property offers two double bedrooms, with the master bedroom benefiting from a built-in wardrobe and en suite shower room, while the remaining bedroom is served by a separate, family bathroom.

Externally, the flat benefits from an allocated parking

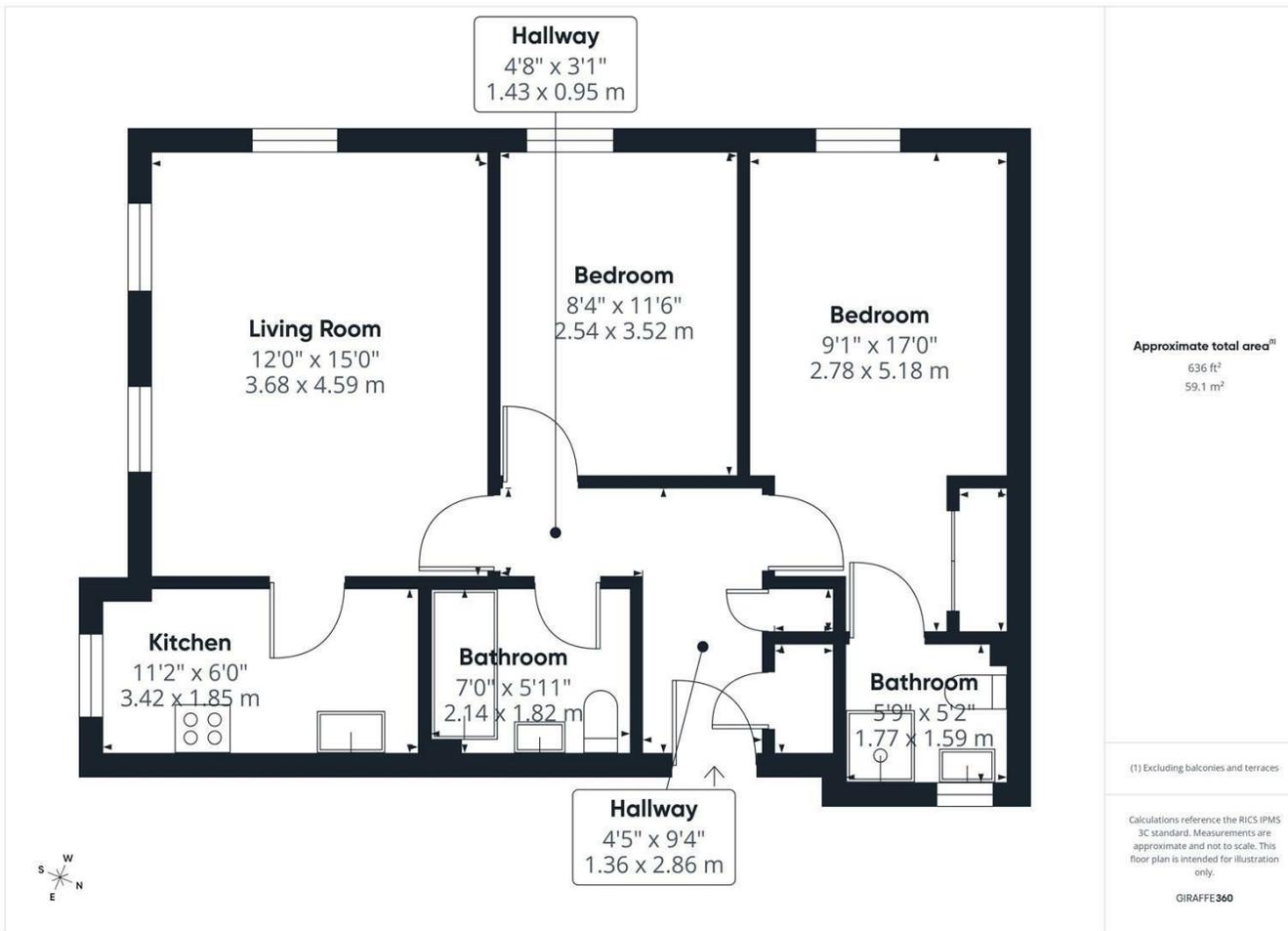
space and access to communal gardens, providing pleasant outdoor space for residents.

NOTES

LEASE INFO - 125 year lease with 100 years left. Service Charge £1846 approx p/a. No Ground Rent charge. CURRENTLY RENTED OUT - ACHEIVING A RENT OF £1250 PCM

WOODMANS CROFT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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