



## FAIRFORD LEYS WAY, FAIRFORD LEYS, AYLESBURY

OFFERS IN EXCESS OF £230,000

LEASEHOLD

A two bedroom first-floor maisonette located in the popular Fairford Leys development. Offered with no upper chain, this property features a bright living room, fitted kitchen, two bedrooms and a bathroom. Additional benefits include a garage with a parking space in front, making it ideal for first-time buyers, investors or those looking to downsize.



## FAIRFORD LEYS WAY

• POPULAR FAIRFORD LEYS  
DEVELOPMENT • NO UPPER CHAIN • TWO  
BEDROOM MAISONETTE • GARAGE WITH  
PARKING SPACE • BRIGHT DUAL-ASPECT  
LIVING ROOM • IDEAL FOR FIRST-TIME  
BUYERS OR INVESTORS



### 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

Upon entering through the private front door, stairs lead up to the first-floor accommodation. The property features a bright dual-aspect living room, offering plenty of natural light and a comfortable space. The kitchen is fitted with an inset gas hob and oven, with dedicated space for a fridge and washing machine.

There are two bedrooms, with the main bedroom benefiting from a built-in wardrobe providing useful storage. A well appointed bathroom completes the internal layout.

Outside, the property includes a garage with an up-and-over door, along with a parking space directly in front, offering excellent practicality and convenience.

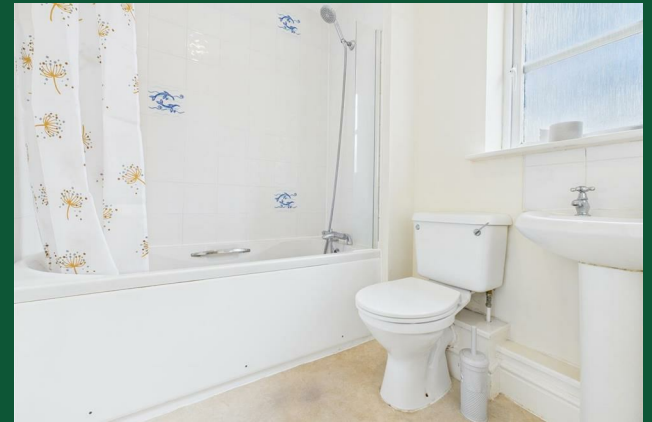
Situated within a popular and well-served community, this maisonette provides easy access to local amenities, shops, schools and transport links, making it a superb opportunity in a popular location.

### NOTE

LEASE INFO - 125 year lease with 99 years left.  
Ground Rent £129.51 approx p/a. Service Charge  
£160.72 approx p/m.



## FAIRFORD LEYS WAY





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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

