



44 Brimmers Way

Fairford Leys, | Aylesbury | Bucks | HP19 7HQ



Williams
PROPERTIES

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Fairford Leys, | Aylesbury | Bucks | HP19 7HQ

An immaculate one bedroom detached coach house with parking and a garage. The property boasts a newly fitted shower en-suite, good size kitchen, large lounge/diner and spot lighting. Viewing this property is highly recommended!

Offers in excess of £200,000

- Immaculate One Bedroom Coach House
- Modern Kitchen
- Redecorated Throughout
- One Parking Space to Front
- Large Lounge/Diner
- Refitted Shower En-suite
- Garage
- Close to Amenities

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

Services

All mains services available. Electric heating, to include night storage heaters, throughout the property.

Council Tax

Band B

Local Authority

Aylesbury Vale District Council



The property is situated in a quiet close on the popular Fairford leys development close to amenities.



Entrance Hall

Stairs rise to the first floor, night storage heater.

Lounge/Diner

A large L-shaped room with double glazed window to rear aspect, two double glazed windows to front aspect, coved ceiling, TV point, recessed low voltage lighting, night storage heater, door to bedroom and opening to kitchen.

Kitchen

Fitted with modern range of units comprising single drainer stainless steel sink unit with mixer taps, work surfaces, drawers and cupboards under, wall mounted storage cupboards, part tiled walls, fitted hob, oven and extractor, tiled floor, double glazed window to rear aspect, plumbing for washing machine.

Bedroom

A large bedroom with ample space for a double bed and further furniture. Access to loft space, television aerial point, night storage heater, deep walk-in airing cupboard and door into the en-suite.

Shower Room

Refitted with a modern white suite comprising of double width enclosed shower cubicle with rain fall shower, pedestal wash hand basin with mix taps, low level WC, heated towel rail, tiled floor, recessed low voltage lighting, double glazed window to rear aspect.

Garage

Single garage with up and over door, light and power supply, water tap. In front of the garage there is driveway parking for one vehicle.

Lease Details

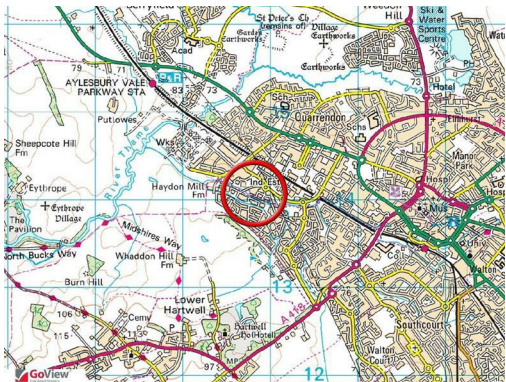
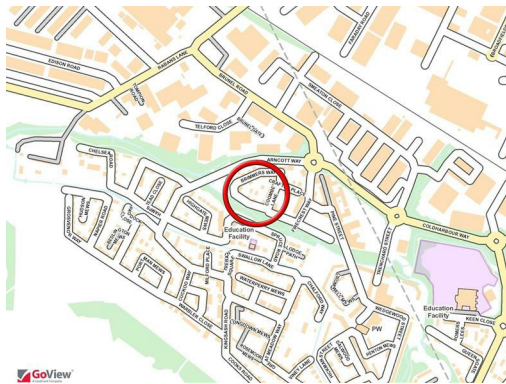
The vendor has advised of the following -
109 years remaining on the lease
No charges

Anti-Money Laundering Regulations

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

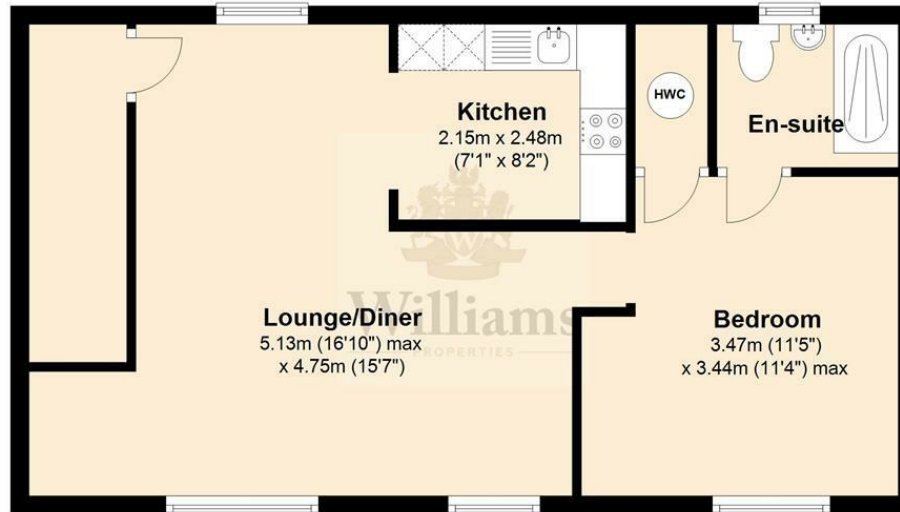
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	45
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



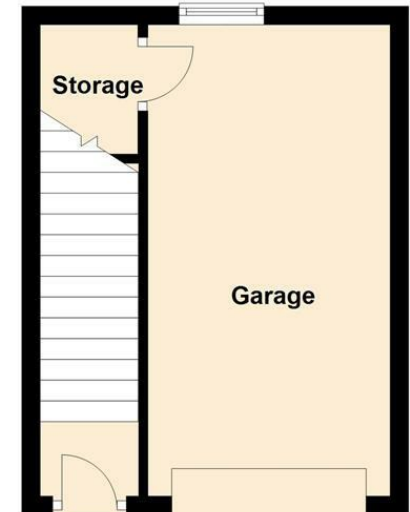
Ground Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



Basement

Approx. 19.5 sq. metres (210.0 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.