

NO CHAIN - IMMACULATE
CONIDITION - LONG LEASE

Fairford Leys Village

90 Wedgewood Street, Aylesbury,
HP19 7HL



TEL. 01296 761 331 EMAIL;
CHASE@WESOLDIT.CO.UK



THIS HOME FEATURES

- CORNER PLOT
- RECENTLY RENOVATED
- NO CHAIN
- HOME OFFICE POTENTIAL
- DEVELOPMENT POTENTIAL
- GARAGE & DRIVEWAY
- EXTENSION OPPORTUNITY

FAIRFORD LEYS

No Onward Chain | Two Bedrooms | Fairford Leys

A well-presented two-bedroom first-floor apartment located in the heart of the sought-after Fairford Leys development. Offering bright and spacious open-plan living, a modern kitchen with integrated appliances, two bedrooms, a contemporary bathroom, lift access, and residents' parking. Ideally positioned within walking distance of local shops, restaurants, schools and leisure facilities, making it a perfect first-time purchase, investment, or low-maintenance home.



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Offered for sale with no onward chain, this attractive two-bedroom apartment is situated within the highly desirable Fairford Leys development. Located on the first floor with lift access, the property is ideal for first-time buyers, investors, downsizers, or those seeking low-maintenance living.

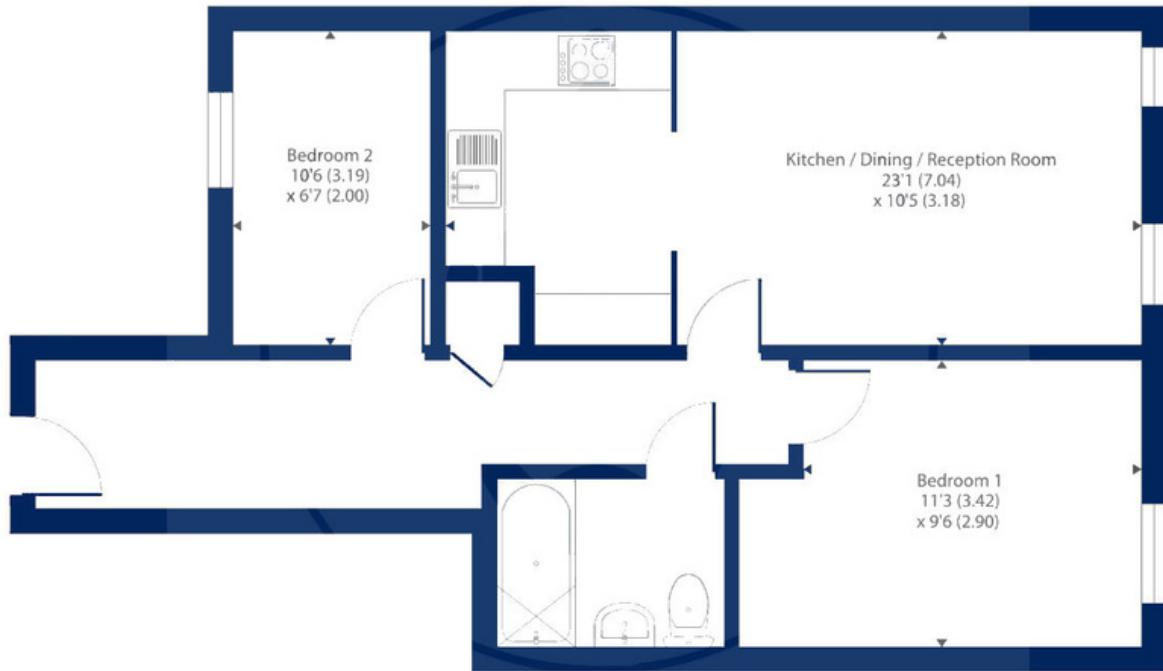
The accommodation comprises an entrance hall with storage, a bright and spacious open-plan living area, and a modern kitchen fitted with integrated appliances. There are two well-proportioned bedrooms, with the second offering flexibility as a guest room, home office, or nursery, alongside a contemporary bathroom with shower over bath.

Residents benefit from a communal roof terrace and shared parking facilities. Conveniently positioned close to Fairford Leys village centre, the property is within easy reach of local shops, restaurants, leisure facilities, schools, and excellent transport links to Aylesbury town centre and railway station.

Disclaimer: Some photographs have been digitally staged using artificial intelligence (AI) to illustrate the potential appearance of rooms when furnished. Images are for illustrative purposes only and may not reflect the current condition of the property.



Approximate Area = 608 sq ft / 56.4 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

Tel. 01296 761331

hello@WeSoldIt.co.uk

