



COXHILL WAY, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £200,000

LEASEHOLD

A two bedroom second floor apartment located within walking distance to the train station and town centre. Features include an en-suite, balcony, and allocated parking, offering convenience and comfort for modern living. Ideal for professionals or small families.



COXHILL WAY

- CENTRAL LOCATION • TWO BEDROOM APARTMENT • EN SUITE TO MAIN BEDROOM • WALKING DISTANCE TO TRAIN STATION • SECOND FLOOR • ALLOCATED PARKING • EASY ACCESS TO TOWN CENTRE • BALCONY



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment.

ACCOMMODATION

The bright and spacious living room boasts a Juliet balcony, allowing natural light to flood the space. The contemporary kitchen is well equipped with an integrated hob, oven, fridge, and dishwasher, providing all the essentials for cooking and entertaining.

The apartment features two generously sized bedrooms, with the master benefiting from an en-suite bathroom for added convenience and privacy. The second bedroom has its own private balcony, offering a relaxing outdoor space. The main bathroom serves the second bedroom and guests alike.

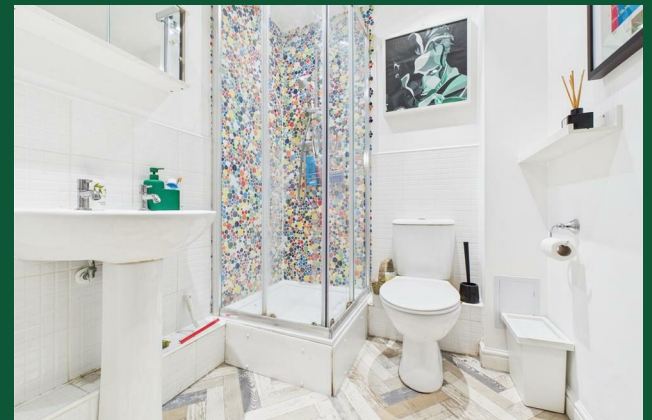
Additional highlights include allocated parking. Situated in a prime location, the property is within

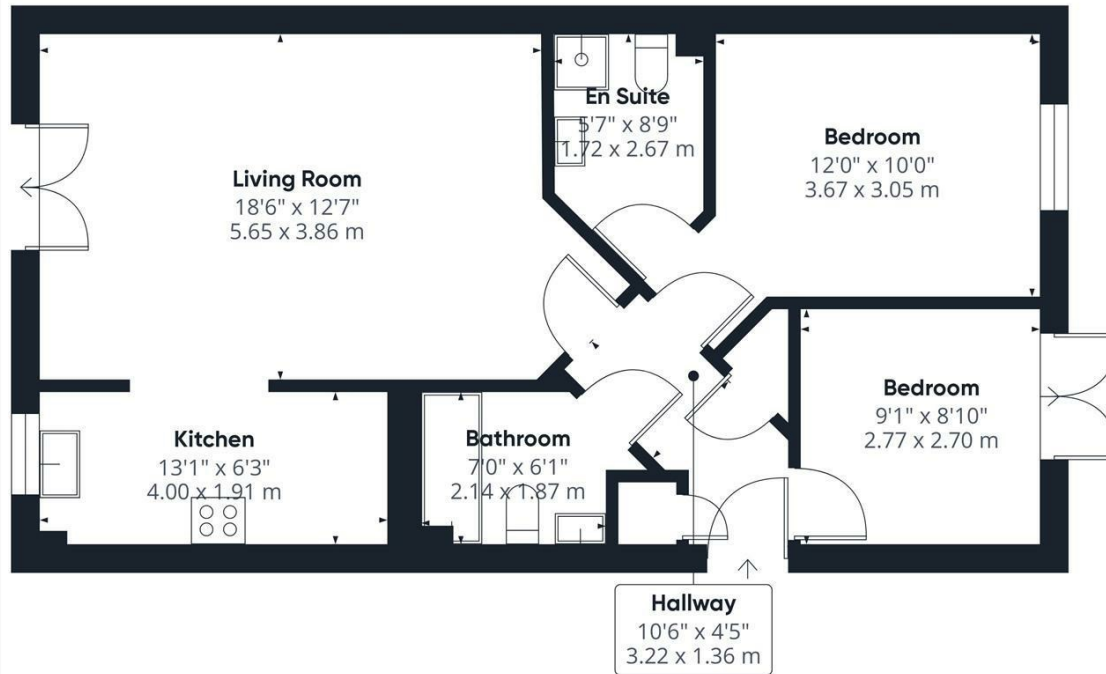
easy reach of local amenities, transport links, and recreational areas, making it ideal for both professionals and small families. Whether you're looking for a comfortable home or a smart investment, this apartment offers everything you need for modern living.

NOTES

LEASE INFO - 999 year lease. 978 years remain. Ground Rent £225 per year. Service Charge approx £1400-£1600 per year.

COXHILL WAY





Approximate total area^m
682.87 ft²
63.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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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