



Estate Agents  
**Hurst**

41 Masters House Coxhill Way, Aylesbury, HP21 8FJ  
Asking Price £165,000

# 41 Masters House Coxhill Way, Aylesbury, HP21 8FJ

**\*\*\*FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS AND  
INVESTORS ALIKE\*\*\***

Located within this modern development within a short walk of Aylesbury train station is this well presented, one bedroom, second floor apartment in good condition throughout. The accommodation comprises; entrance hall, lounge/diner, separate modern fitted kitchen, large double bedroom with built in wardrobes and family bathroom. The property further benefits; allocated parking plus visitor bay, communal gardens and gas central heating. GREAT INVESTMENT OPPORTUNITY - RENTAL YIELD OF 7.25% - CURRENTLY LET TO A TOP PROFESSIONAL TENANT FOR £995pcm. TENANT IN SITU UNTIL AUGUST 2024

Leasehold information:

Service Charge - £1800 Per Annum.

Ground Rent - £200 Per Annum.

Lease Length - 999 years from 2004 (980 remaining)



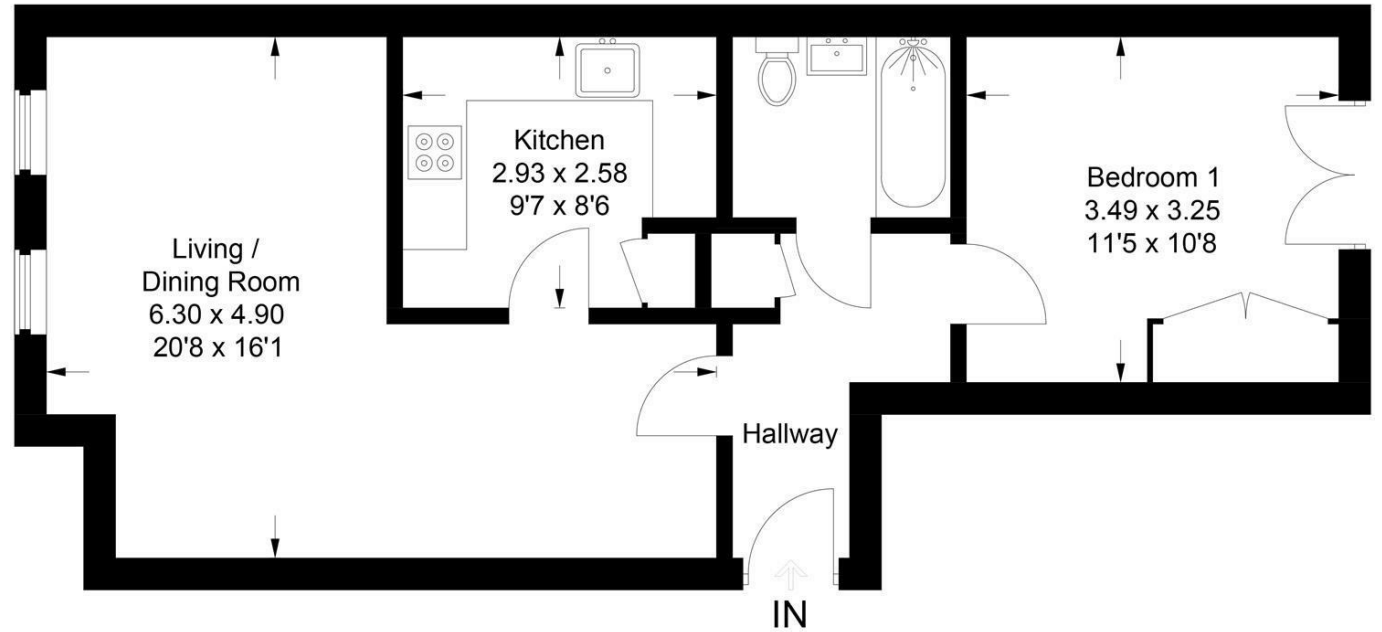
**GREAT INVESTMENT OPPORTUNITY  
SOUGHT AFTER MODERN DEVELOPMENT  
ALLOCATED PARKING (PLUS VISITORS BAYS)  
COMMUNAL GARDENS  
UPVVS DOUBLE GLAZING  
GAS CENTRAL HEATING  
CLOSE TO AYLESBURY TOWN CENTRE & TRAIN  
STATION  
LONG LEASE  
AVAILABLE WITH TENANT IN SITU  
SECOND FLOOR**







Approximate Gross Internal Area = 51.4 sq m / 553 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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