



## Barnshaw House, Coxhill Way- Aylesbury

In Excess of £210,000





## Flat 38

Barnshaw House, Aylesbury

Nested Aylesbury are pleased to offer to the market this attractive and well-maintained two double bedroom flat, ideally located within walking distance of both Aylesbury town centre and the mainline train station with direct services to London Marylebone.

The accommodation features a generous open-plan living and dining space, a contemporary fitted kitchen, two double bedrooms, an en-suite shower room to the main bedroom, and a separate modern family bathroom.

The property also benefits from a secure, gated underground parking space, along with a visitor's permit for the unallocated bays outside the development.

Perfectly suited to first-time buyers or buy-to-let investors, this property combines stylish interiors with a prime, central location close to local shops, leisure venues and commuter links. Early viewing is strongly advised.

Council Tax band: C

Tenure: Leasehold | 978 years remaining

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Service Charge: £1,705.44 p/y (monthly payment option available)

Ground Rent: £240.45 p/y





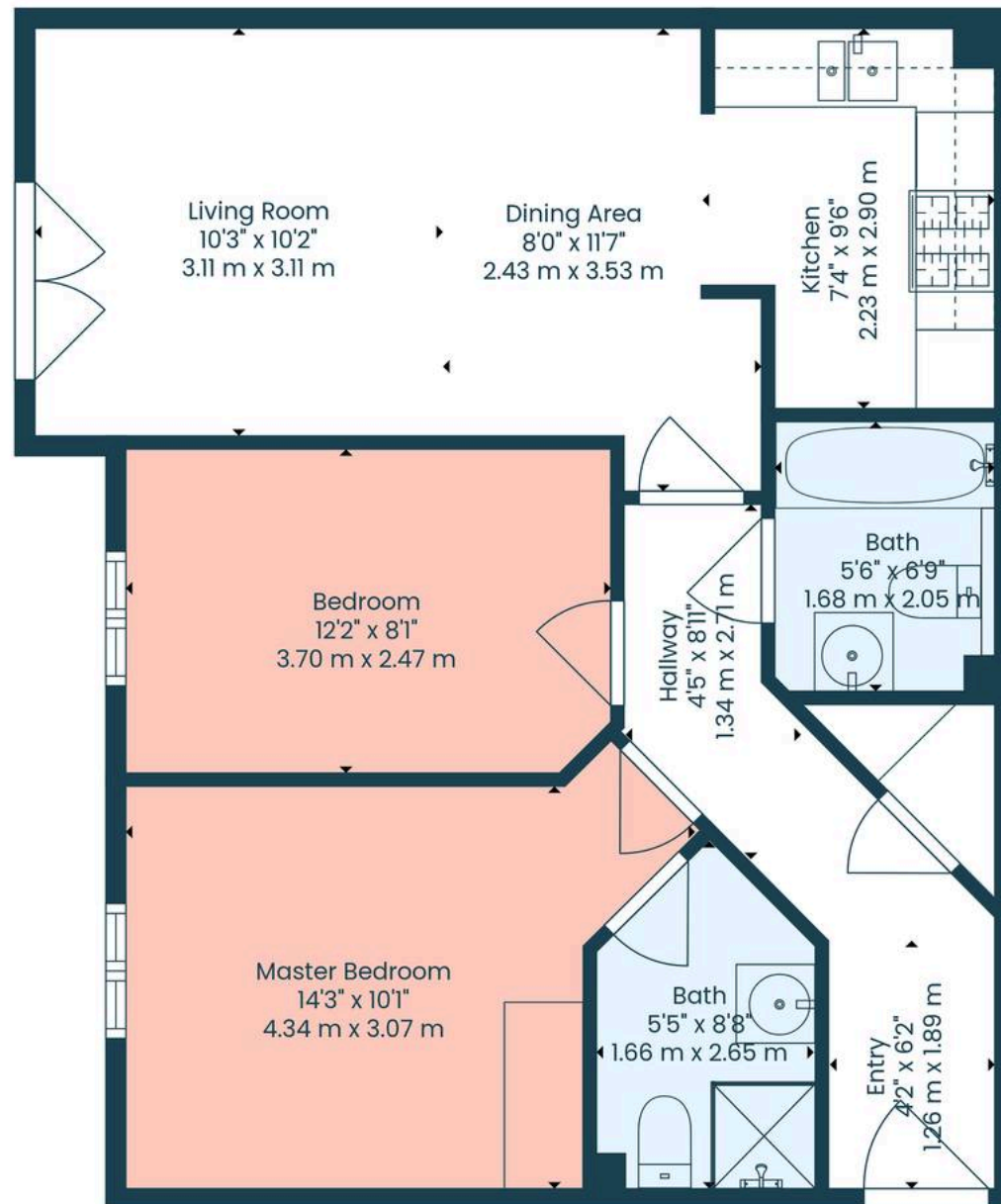
















## Nested Aylesbury

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