



**Connells**

**Stanton House Coxhill Way  
Aylesbury**



### Property Description

Connells are pleased to bring to the market this well presented one bedroom ground floor apartment with allocated parking. Situated in the heart of the town centre and a short walk to local train station and bus station. This property boasts ample living and storage space with separate kitchen to living room with integrated appliances and a double bedroom with separate bathroom. Call Connells now to book your viewing.

### KEY FEATURES:

- **GROUND FLOOR**
- **ALLOCATED PARKING**
- **PRIVATE OUTSIDE PATIO AREA**
- **WALKING DISTANCE TO TRAIN STATION**
- **TOWN CENTRE LOCATION**
- **INTERCOM SECURE ENTRANCE**

### Entrance Hall

Storage cupboards, laminate flooring, radiator.

### Lounge

16' 4" x 10' 3" ( 4.98m x 3.12m )

Double glazed sliding doors to rear garden, laminate flooring, tv point, radiator.

### Kitchen

9' 8" x 9' 3" ( 2.95m x 2.82m )

Fitted kitchen comprising wall and base units, work surfaces, integrated fridge/freezer, dishwasher, washer dryer and hob, part tiled walls, laminate flooring.

## Bedroom One

9' 1" x 12' 2" ( 2.77m x 3.71m )

Double glazed window to rear aspect, laminate flooring, built-in wardrobe.

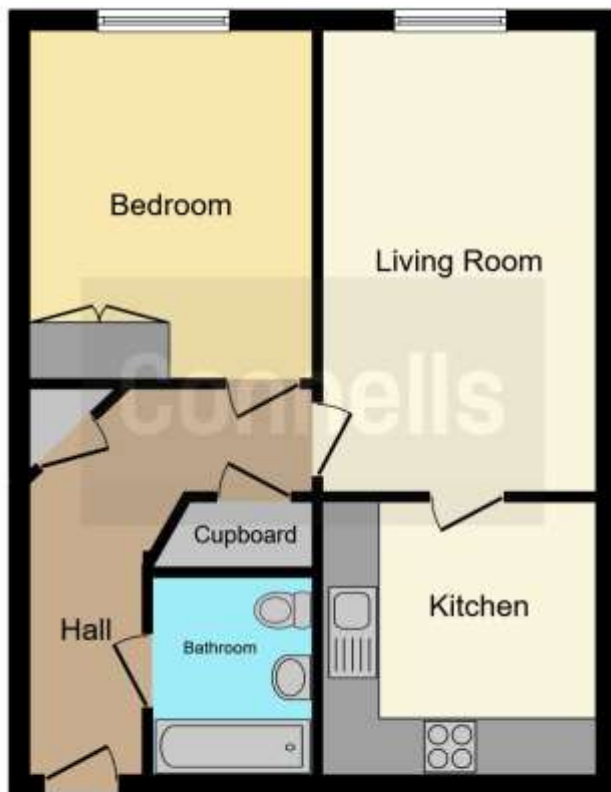
## Bathroom

Fitted suite comprising low level wc, wash hand basin, bath with shower over, part tiled walls, extractor fan, laminate flooring.

## Parking

One allocated parking space and visitor's space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01296 395 111**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/ALS310547](http://connells.co.uk/Property/ALS310547)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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