



**Connells**

Stanton House Coxhill Way  
AYLESBURY



## Property Description

CONNELLS are delighted to welcome to the market this two-bedroom well-presented GROUND FLOOR apartment perfect for all types of buyers. Located in a popular development within the heart of Aylesbury and offering ideal access to Aylesbury Station with direct access to London Marylebone.

The accommodation itself comprises of:

Entrance hallway with fitted storage cupboards, spacious lounge with patio doors and tastefully decorated wood paneling, modern fitted kitchen, master bedroom with en-suite shower room and built in wardrobes, one further double bedroom and a family bathroom.

The property also benefits from allocated and visitors parking with an over 900+ year lease.

We highly recommend viewing this property.

tilled, Integrated Dishwasher, Washing machine, Fridge freezer,, Tiled floor.

### Bedroom One

16' 1" x 9' ( 4.90m x 2.74m )

Window to front, Built in wardrobes, Carpet.

### Bedroom Two

11' 3" x 7' 5" ( 3.43m x 2.26m )

Window to front, Carpet, Radiator.

### Bathroom

Wash hand basin, bath with mixer, Part tiled, Extractor fan, Shaving point, WC.

### Parking

Allocated plus one for visitors.

### Entrance Porch

Door to front, Carpet, Storage in hall.

### Lounge

17' 11" x 9' 11" ( 5.46m x 3.02m )

patio doors to front, Carpet, Radiator.

### Kitchen

11' 10" x 7' 11" ( 3.61m x 2.41m )

Wall & base units, Electric hob & oven, Part









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395 111**

**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
AYLESBURY HP20 2RH

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS311472](http://connells.co.uk/Property/ALS311472)**

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

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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS311472 - 0006