



Connells

Stanton House Coxhill Way
Aylesbury



Property Description

LUXURIOUS THREE-BEDROOM PENTHOUSE IN THE HEART OF AYLESBURY

Situated in a prestigious central location, this exquisite three-bedroom penthouse apartment offers a sophisticated lifestyle with unrivaled convenience. Perfectly positioned, the property is within easy reach of premier shopping, dining, and leisure amenities. For commuters, a direct mainline rail service connects to London Marylebone in approximately 55 minutes, while the A41 provides seamless access to the M40 and M25 motorway networks.

This elegant penthouse is a masterpiece of modern design, featuring three spacious bedrooms, each impeccably finished. The primary bedroom boasts a luxurious en-suite bathroom, while the additional bedrooms are generously proportioned and share access to a sleek, contemporary bathroom.

The centerpiece of this home is the expansive open-plan living area, which seamlessly combines a stylish lounge, dining area, and high-specification kitchen, perfect for entertaining and relaxed living. Two private balconies provide breathtaking panoramic views over Aylesbury town center, offering an enviable space to unwind and enjoy stunning sunsets.

The property further benefits from secure allocated parking, ensuring convenience and peace of mind.

This exclusive penthouse epitomizes luxury living in a prime location. Contact us today to arrange your private viewing and experience this extraordinary property firsthand.

Entrance Hall

Door to front, carpet, built in storage (two)

Living Room

18' 7" max x 16' 7" max (5.66m max x 5.05m max)

Patio door to front balcony, carpet and a radiator

Kitchen

15' max x 11' 4" max (4.57m max x 3.45m max)

Patio doors to rear balcony, tiling underfoot, radiator, wall and base units, integrated fridge/freezer, washing machine, dishwasher, electric hob and oven, part tiling

Bedroom One

11' 3" max x 12' 3" max (3.43m max x 3.73m max)

Window to front, carpet radiator and built in wardrobe

Bedroom One En Suite

wc, wash hand basin, part tiling, towel rail shower cubical

Bedroom Two

9' 1" max x 10' 11" max (2.77m max x 3.33m max)

Window to front, carpet and a radiator

Bedroom Three

9' 8" max x 7' 3" max (2.95m max x 2.21m max)

Window to rear, carpet radiator

Bathroom

Bath/mixer shower, tiling underfoot, wash hand basin, wc, part tiling, radiator, shaving point, extractor fan

Two Balconies

Front and back

Parking

Allocated/gated





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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/ALS311895

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.

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