



**Connells**

Barnshaw House Coxhill Way  
Aylesbury



# Barnshaw House Coxhill Way Aylesbury HP21 8FH

for sale  
**£175,000**



## Property Description

NO UPPER CHAIN | Stylish Two-Bedroom Apartment in a Prime Location.

Connells are delighted to present this well-appointed two-bedroom apartment, ideally situated within walking distance of Aylesbury train station and town centre. With an en-suite master bedroom and allocated parking, this property is perfect for professionals or small families seeking convenience and comfort.

The thoughtfully designed kitchen comes fully equipped with an integrated hob, oven, and fridge—providing everything needed for effortless cooking. The apartment features two bedrooms, with the master enjoying the privacy of an en-suite bathroom. A well-sized main bathroom serves both the second bedroom and visiting guests.

Located in the heart of Aylesbury, this home offers easy access to an array of shopping, dining, and recreational facilities, as well as a mainline rail station with direct links to London Marylebone in under an hour. Aylesbury is also home to three of the area's top-performing Grammar Schools, making it an excellent choice for those seeking quality education opportunities.

Don't miss this fantastic opportunity—contact Connells today to arrange your viewing!

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Hall

Door to side

## Lounge

18' x 11' 7" ( 5.49m x 3.53m )

Radiator, Carpet underfoot

## Kitchen

11' 6" x 5' 6" ( 3.51m x 1.68m )

Wall and base units, Sink/drain, Vinyl underfoot, Integrated appliances

## Bedroom One

12' 2" x 10' ( 3.71m x 3.05m )

Window to side, Carpet underfoot, Radiator

## Bedroom Two

12' 2" x 6' 10" ( 3.71m x 2.08m )

Window to side, Carpet underfoot, Radiator

## Bathroom

WC, WHB, Bath/mixer, Vinyl underfoot, Part tiling

## Rear Garden

Communal

## Parking

Allocated











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: B

Council Tax  
 Band: C

Service Charge:  
 1704.44

Ground Rent:  
 225.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312150](http://connells.co.uk/Property/ALS312150)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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