



**Connells**

Coy Court  
Aylesbury



# Coy Court Aylesbury HP20 1JJ

for sale offers over  
**£245,000**



## Property Description

Connells are pleased to present this stylish and spacious THREE-bedroom PENTHOUSE apartment, ideally located on the sought-after South Side of Aylesbury, with convenient access to the A41. This modern top-floor residence is perfect for those seeking comfort, space, and accessibility.

Upon entering, you're welcomed by a generous entrance hall featuring two handy storage cupboards. The apartment boasts three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite bathroom.

The remaining bedrooms share access to a contemporary family bathroom, with a heated towel rail and a bath with a mixer tap. The kitchen is well-appointed with an electric hob and oven, and an integrated dishwasher ideal for modern

living. The bright and airy lounge offers the perfect place to unwind, enhanced by large dual-aspect windows that flood the space with natural light.

Externally, residents can enjoy well-maintained communal gardens and the convenience of an allocated parking space. The parking area has several allocated visitor parking spaces, all enclosed in the 24-hour, gated, modern development.

Located on the popular Southside of Aylesbury, it is within catchment for the sought-after Broughton Infant & Junior Schools, & a short walk from the 'Outstanding' rated Aylesbury Grammar Schools. It

provides commuters with easy access to the A41, while Aylesbury Town Centre is just over a mile away for shopping, restaurants, and entertainment

## Entrance Hall

Door to side, two storage cupboards, carpet underfoot

## Lounge

18' 8" MAX x 13' 8" MAX ( 5.69m MAX x 4.17m MAX )

Window to front and side, radiator, carpet underfoot

## Kitchen

7' 2" MAX x 8' 8" MAX ( 2.18m MAX x 2.64m MAX )

Wall and base units, integrated dishwasher and electric oven and fridge/freezer, space for washing machine, tiling underfoot, sink/drain

## Bedroom One

20' 1" MAX x 12' 11" MAX ( 6.12m MAX x 3.94m MAX )

Window to side. carpet underfoot, radiator, built in wardrobes

## En-Suite

wc, whb, shower cubicle

## Bedroom Two



15' 4" MAX x 9' 11" MAX ( 4.67m MAX x 3.02m MAX )

Skylight, radiator, carpet underfoot

### Bedroom Three

13' 4" MAX x 10' MAX ( 4.06m MAX x 3.05m MAX )

Skylight, carpet underfoot, radiator

### Bathroom

wc, whb, shaving point, heated towel radiator, bath/mixer, vinyl underfoot

### Garden

Communal gardens

### Parking

One allocated and additional visitor parking

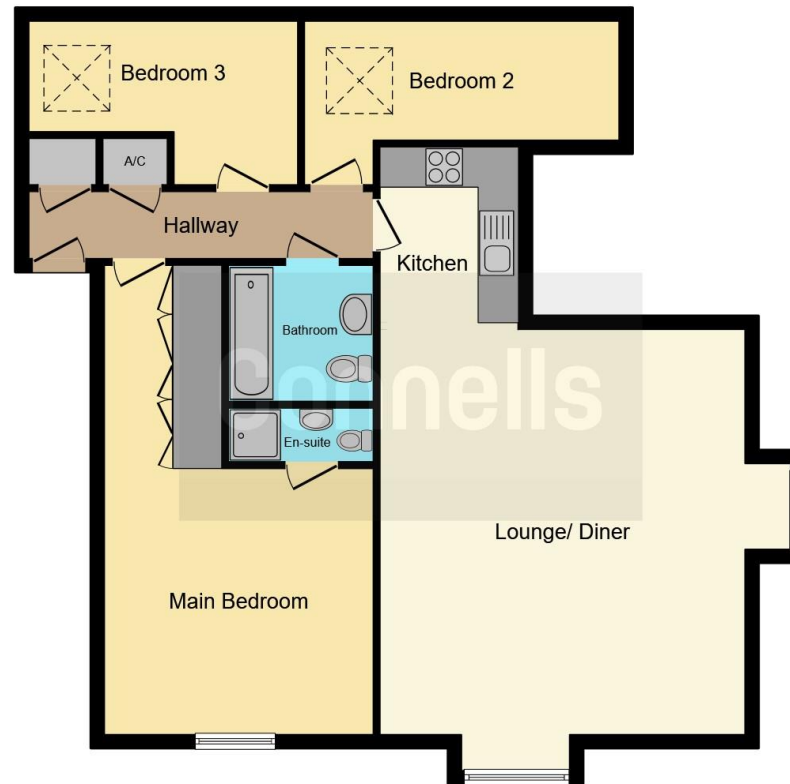












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 Council Tax  
 Band: B

Service Charge: 960.00 Ground Rent:  
 360.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312416](http://connells.co.uk/Property/ALS312416)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2003. 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: ALS312416 - 0009