



**Connells**

Coy Court  
Aylesbury



## Property Description

Introducing a beautifully presented and generously sized three-bedroom penthouse apartment, perfectly positioned on Aylesbury's highly desirable South Side with excellent access to the A41. This contemporary top-floor home offers an ideal blend of comfort, style, and convenience.

Step inside to a spacious entrance hall complete with two useful storage cupboards. The property features three well-sized bedrooms, including a superb principal bedroom with fitted wardrobes and a private en-suite. The additional bedrooms are served by a sleek family bathroom, finished with a heated towel rail and a bath with mixer tap.

The modern kitchen comes equipped with an electric hob and oven, along with an integrated dishwasher—ideal for effortless everyday living. The bright, dual-aspect lounge creates a welcoming space to relax, enhanced by large windows that fill the room with natural light.

Outside, residents benefit from attractive communal gardens and an allocated parking space, with further visitor bays available. The development is gated and secure, offering 24-hour access control for added peace of mind.

Situated in the ever-popular Southside of Aylesbury, the property falls within catchment for Broughton Infant & Junior Schools and is within walking distance of the 'Outstanding' Aylesbury Grammar Schools. Commuters will appreciate the easy access to the A41, while Aylesbury Town Centre—offering shops, dining, and entertainment—is just over a mile away.

### 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/drainer

### 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

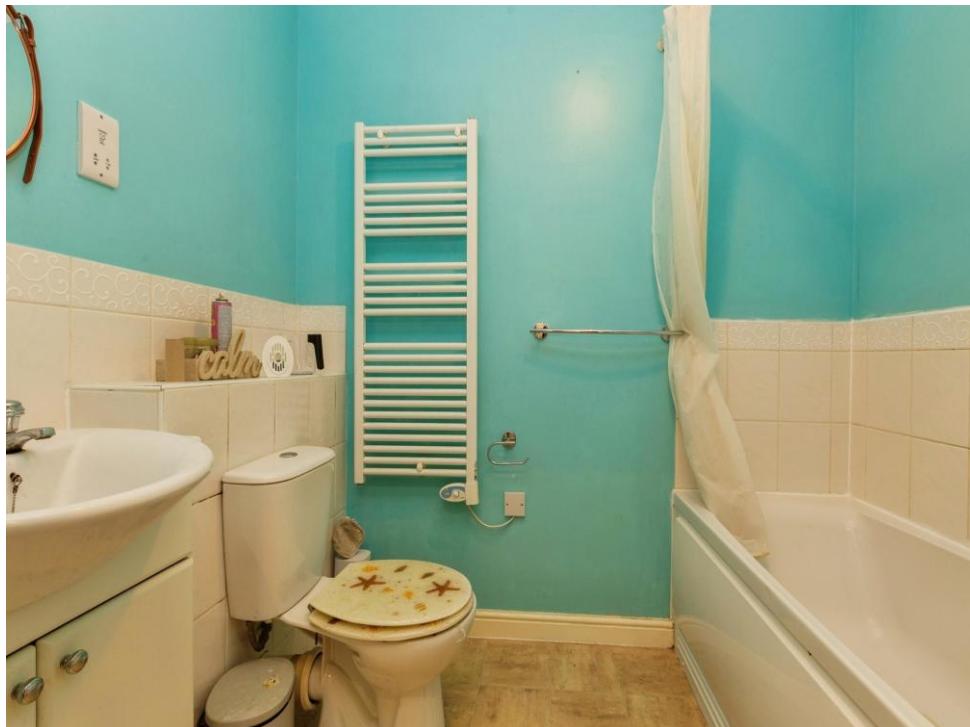
## Garden

Communal gardens

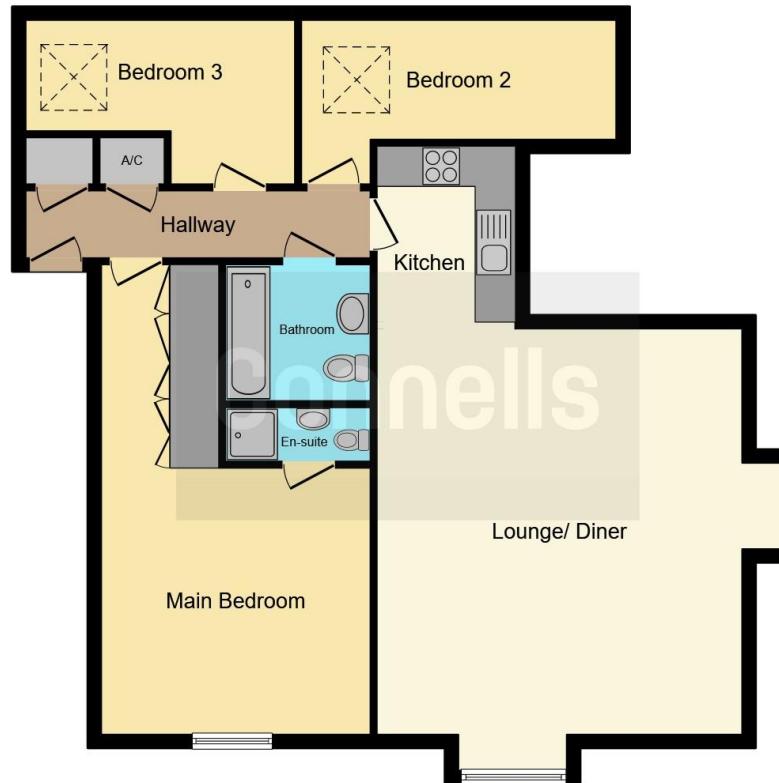
## Parking

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

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2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: C  
Council Tax  
Band: B

Service Charge: 960.00  
Ground Rent:  
360.00

Tenure: Leasehold

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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.

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Property Ref: ALS312416 - 0011