



Stanton House Coxhill Way, Aylesbury HP21 8FW

welcome to

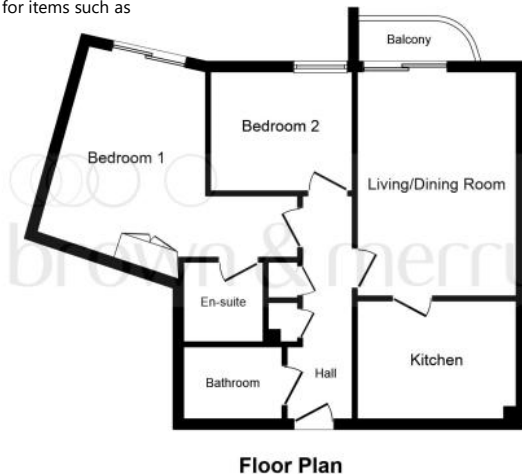
Stanton House Coxhill Way, Aylesbury

- TWO BEDROOM FIRST FLOOR APARTMENT
- CLOSE TO STATION & TOWN CENTRE
- NO UPPER CHAIN
- LOUNGE/ DINING ROOM & KITCHEN
- EN-SUITE TO MASTER BEDROOM

Tenure: Leasehold EPC Rating: C

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.

£200,000



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:

AYL113899 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Accommodation Comprises

Entrance Hall

Lounge/ Dining Room

10' 6" x 14' 7" (3.20m x 4.45m)

Kitchen

10' 6" x 7' 10" (3.20m x 2.39m)

Bedroom One

11' 8" x 13' 3" (3.56m x 4.04m)

En-Suite

Bedroom Two

7' 10" x 9' 4" (2.39m x 2.84m)

Bathroom

Outside

Allocated Parking

Agents Notes

Lease information is provided by the owner of the property and is subject to change. Please contact your legal representative when discussing lease fees.




brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



brownandmerry.co.uk