



**Stanton House Coxhill Way, Aylesbury HP21 8FW**

**welcome to**

**Stanton House Coxhill Way, Aylesbury**

Brown & Merry are pleased to offer for sale this top floor spacious two double bedroom apartment being situated within this popular area, just a short walk from the train station (0.5 mile) and town centre (0.6 mile). This property features double glazing, entrance hall, double aspect living room with access to balcony area and views over rooftops and the Chilterns, fitted kitchen/diner with access to roof terrace, master bedroom with en-suite, further double bedroom, bathroom, secure gated parking to the rear of the property. NO UPPER CHAIN.



## Accommodation Comprises:

### Entrance Hall

### Living Room

15' 2" x 9' 7" ( 4.62m x 2.92m )

### Kitchen/Diner

11' 9" x 9' 6" ( 3.58m x 2.90m )

### Master Bedroom

14' 9" x 8' 11" ( 4.50m x 2.72m )

### En-Suite Shower Room

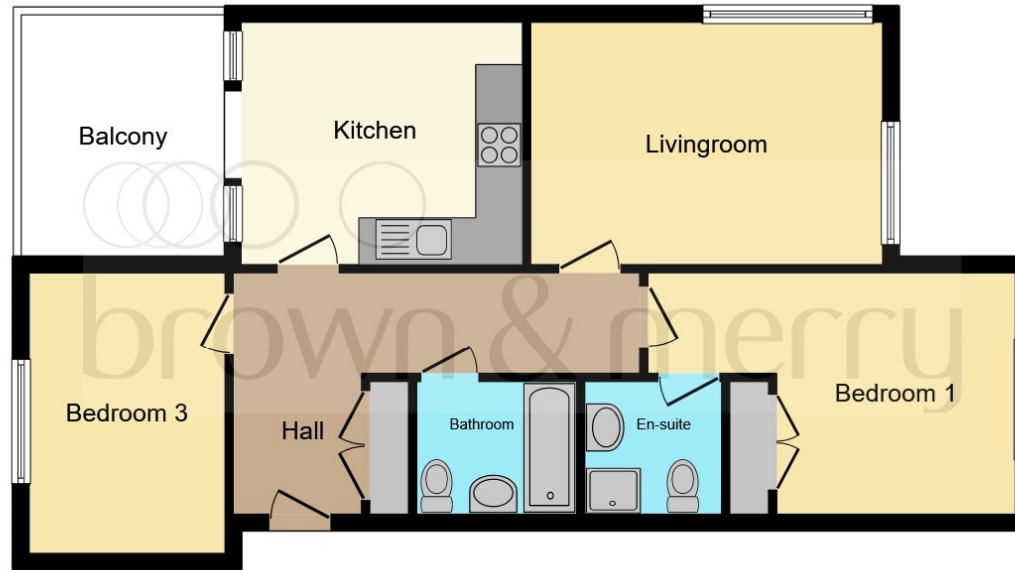
### Bedroom Two

11' 11" x 8' 6" ( 3.63m x 2.59m )

### Bathroom

### Outside

### Allocated 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)



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## Stanton House Coxhill Way, Aylesbury

- TERRACE & BALCONY
- GATED PARKING
- NO UPPER CHAIN
- LIFT ACCESS
- CLOSE TO STATION (0.5 Mile) & TOWN CENTRE (0.6 Mile)
- MUST BE VIEWED

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.

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL115078 - 0002

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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