



**Barnshaw House Coxhill Way, Aylesbury HP21 8FH**



**welcome to**

## **Barnshaw House Coxhill Way, Aylesbury**

Designed by a qualified interior designer, this home, in our opinion, offers a real feeling of warmth, featuring a bright living/dining room with Juliet-style balcony, a modern fitted kitchen, a master bedroom with en-suite and underfloor heating, and a second bedroom with balcony overlooking the communal roof garden. Additional highlights include double glazing, gas heating, and secure gated underground parking. Investment Potential: Currently tenanted and immaculately kept, the property offers immediate rental income, with tenants happy to stay. Its strong rental appeal and superb location make it an ideal addition to any investment portfolio. Internal viewing is highly recommended to appreciate the space, quality, and charm this apartment offers.





## Accommodation Comprises

### Entrance Hall

### Lounge/ Dining Room

18' 6" x 12' 7" ( 5.64m x 3.84m )

### Kitchen

12' 11" x 6' 2" ( 3.94m x 1.88m )

### Bedroom One

12' 1" into wardrobe x 9' 11" ( 3.68m into wardrobe x 3.02m )

### Bedroom Two

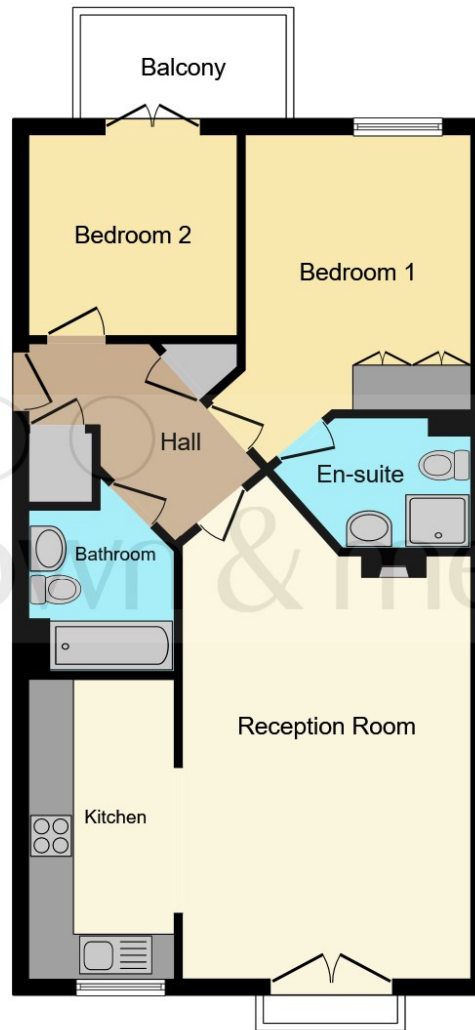
9' 2" x 8' 10" ( 2.79m x 2.69m )

Tenants are currently using this room for storage.

### Bathroom

### Outside

### 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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welcome to

## Barnshaw House Coxhill Way, Aylesbury

- TWO BEDROOM APARTMENT
- INVESTMENT OPPORTUNITY
- 999 YEAR LEASE FROM NEW
- NO UPPER CHAIN
- POPULAR LOCATION
- CLOSE TO TOWN CENTRE & STATION
- NO UPPER CHAIN
- 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.

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL111239 - 0004

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