



Stanton House Coxhill Way, Aylesbury HP21 8FQ

welcome to

Stanton House Coxhill Way, Aylesbury

Brown & Merry are pleased to offer for sale this well presented and spacious one bedroom third floor apartment with stunning views of the communal gardens and being situated within this popular development, close to railway station (0.5 mile) and town centre (0.6 mile). The apartment features double glazing, entry phone system, lift within block, entrance hall with storage cupboard, living room, separate fitted kitchen with integrated appliances including dishwasher, washer / dryer and full height fridge / freezer, double bedroom with built in wardrobe, bathroom, allocated parking space. Internal viewing is highly recommended to fully appreciate this apartment. Aylesbury Town Centre offers a prime central location with convenient access to a wide range of local amenities, including shops, sports centres, restaurants, and bars. Ideal for commuters, the town boasts a mainline rail service to London Marylebone in approximately 55 minutes. Excellent road links via the A41 provide swift connections to both the M40 and M25 motorways.



Accommodation Comprises

Entrance Hall

Living Room

18' 7" max x 10' 5" (5.66m max x 3.17m)

Kitchen

9' 1" x 8' 2" (2.77m x 2.49m)

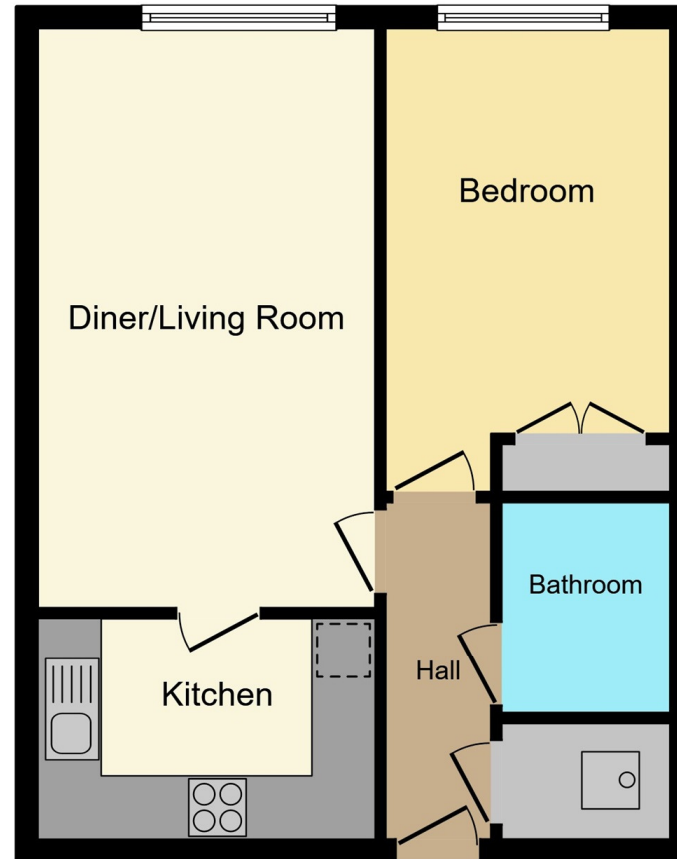
Bedroom One

14' 9" max x 9' 3" (4.50m max x 2.82m)

Bathroom

Outside

Allocated Parking



Total floor area 46.2 m² (497 sq.ft.) approx

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

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Stanton House Coxhill Way, Aylesbury

- THIRD FLOOR APARTMENT
- CLOSE TO RAILWAY STATION
- LIVING ROOM
- SEPARATE KITCHEN WITH APPLIANCES
- DOUBLE BEDROOM
- BATHROOM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1992.00

Ground Rent: 304.00

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.

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115914 - 0003

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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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