



Coy Court

| Aylesbury | Buckinghamshire | HP20 1JJ



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A beautifully presented first floor apartment in a gated development close to the town centre. The property comprises of an entrance hall, lounge/diner, kitchen, master bedroom with En suite, a further double bedroom, bathroom and allocated parking. Viewing comes highly recommended.

Offers in excess of £219,000

- Central Location
- Allocated Parking
- En Suite To Master Bedroom
- First Floor Flat
- Two Bedrooms
- Communal Gardens
- Gated Development
- Viewing Highly Advised

Central Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band B

Local Authority

Buckinghamshire Council

Lease Details

The vendor has advised of the following:

Lease Remaining - 134 years

Ground rent - £180 per annum

Service Charge - £111 per month

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.



The property is ideally located for access to the A41 and other excellent road and rail transport links, as well as having local amenities on the doorstep.



Services

All main services available

Hallway

Doors to both bedrooms, bathroom, storage cupboard and living area.

Open Plan Living / Kitchen

Dual aspect room with wood effect flooring, light fittings to ceiling, radiator and space for a sofa set, dining set and a range of other furniture. Kitchen area consists of a range of wall and base mounted units with worktops, inset sink bowl unit, inset electric hob and oven, integrated fridge/freezer and space for washing machine.

Bedroom & En Suite

Bedroom consists of a window, wood effect flooring, radiator, built in wardrobe, light fitting to ceiling and space for a double bed and other furniture. En suite comprises a wc, enclosed shower cubicle, pedestal hand wash basin and heated towel rail.

Bedroom

Bedroom consists of a window, wood effect flooring, radiator, light fitting to ceiling and space for a double bed and other furniture.

Bathroom

Bathroom comprises a pedestal hand wash basin, wc, bathtub with shower attachment and heated towel rail.

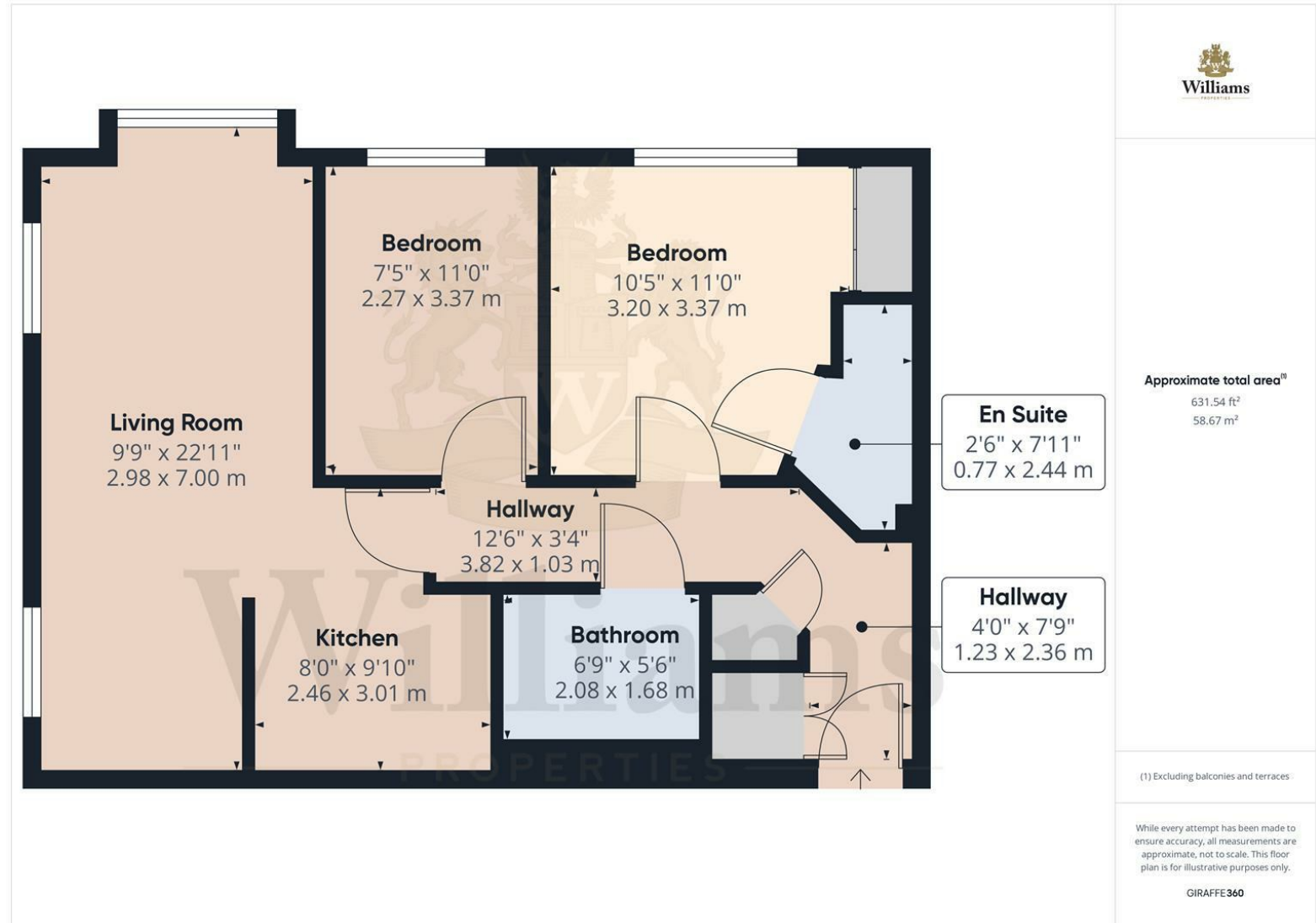
Parking

Secure car park with one allocated parking space which can fit two vehicles, accessed via electric gate.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C			72	(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.