



Connells

Barnshaw House Coxhill Way
AYLESBURY

Barnshaw House Coxhill Way AYLESBURY HP21 8FH

for sale offers in the region of
£165,000



Property Description

Offered to the market with no onward chain, this stylish one-bedroom apartment presents an excellent opportunity for first-time buyers, investors, or commuters seeking convenient access to London. Ideally positioned within easy reach of Aylesbury Train Station and the town centre, the property combines modern living with a highly practical location.

Upon entering, a welcoming hallway provides access to all rooms and benefits from a secure entry phone system along with a useful built-in storage cupboard. The contemporary kitchen is fitted with a range of modern units and integrated appliances, including a gas hob, electric oven, fridge/freezer, and dishwasher. The kitchen flows effortlessly into the spacious open-plan living area, creating a bright and sociable space enhanced by Juliet balcony doors that allow plenty of natural light to flood in.

The apartment offers a well-proportioned double bedroom complete with a fitted wardrobe, while the bathroom is finished with a modern suite comprising a panelled bath with shower fitted above.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Door to front
Carpet underfoot

Lounge

13' 9" x 11' 6" (4.19m x 3.51m)
French doors to juliet balcony
Radiator
Carpet underfoot

Kitchen

9' 6" x 6' 11" (2.90m x 2.11m)
Wall and base units
Tiled floor
Gas hob and electric oven
Sink/drain
Integrated fridge/freezer and dishwasher
Plumbing for washing machine
Window to rear

Bedroom One

13' 1" x 8' 10" (3.99m x 2.69m)
Window to rear
Built in wardrobe
Carpet underfoot
Radiator

Bathroom

WC
Washh hand basin
Tiled flooring

Spotlights

Bath/mixer with shower overhead

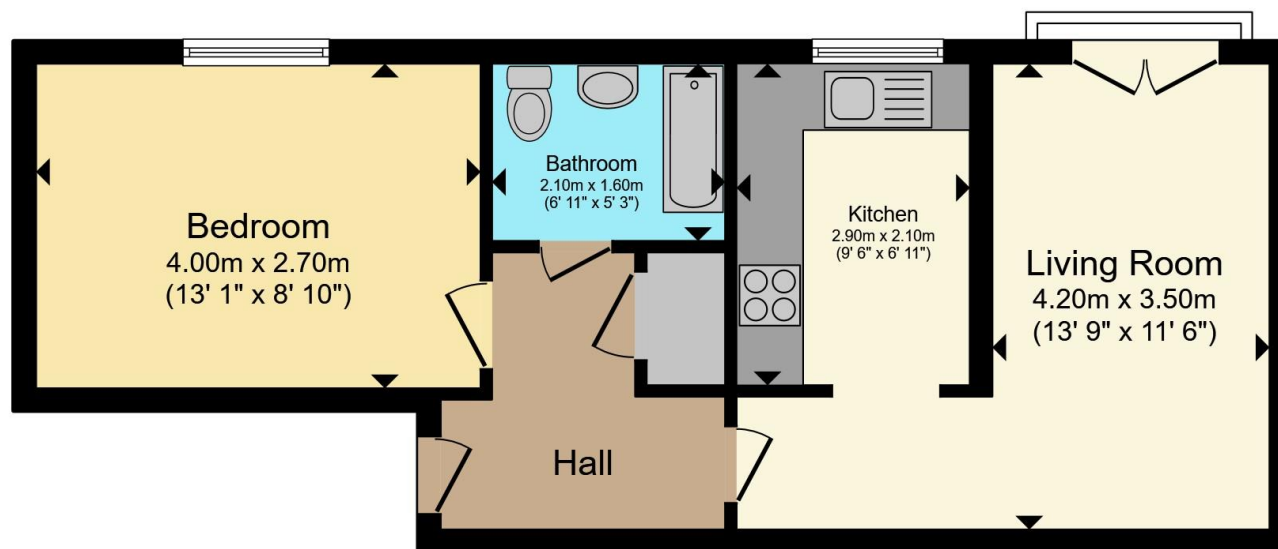
Window to rear

Parking

One allocated parking space







Total floor area 42.0 m² (452 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1100.00

Ground Rent:
 212.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312924

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

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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