



**Connells**

Stanton House Coxhill Way  
Aylesbury



# Stanton House Coxhill Way Aylesbury HP21 8FW

for sale  
offers over £275,000



## Property Description

This stunning residence is a showcase of modern elegance, with three beautifully appointed bedrooms. The primary suite features a luxurious en-suite bathroom, while the remaining two bedrooms are generously sized and share a sleek, contemporary family bathroom. Each room is finished to an impeccable standard, offering both comfort and style.

At the heart of the home lies an expansive open-plan living space, thoughtfully designed to blend a sophisticated lounge, dining area, and a high-specification kitchen. This versatile layout is ideal for both entertaining and everyday living. Two private balconies extend from the living area, offering sweeping panoramic views across Aylesbury town centre—perfect for enjoying a peaceful morning coffee or a spectacular sunset.

Additional benefits include secure allocated parking, providing both convenience and peace of mind.

This exclusive penthouse represents the pinnacle of luxury living in Aylesbury.

To truly appreciate all it has to offer, contact us today to arrange your private viewing.

## Entrance Hall

Door to front, carpet, built in storage (two)

## Living Room

18' 7" max x 16' 7" max ( 5.66m max x 5.05m max )

Patio door to front balcony, carpet and a radiator

## Kitchen

15' max x 11' 4" max ( 4.57m max x 3.45m max )

Patio doors to rear balcony, tiling underfoot, radiator, wall and base units, integrated fridge/freezer, washing machine, dishwasher, electric hob and oven, part tiling

## Bedroom One

11' 3" max x 12' 3" max ( 3.43m max x 3.73m max )

Window to front, carpet radiator and built in wardrobe

## Bedroom One En Suite

wc, wash hand basin, part tiling, towel rail shower cubical

## Bedroom Two

9' 1" max x 10' 11" max ( 2.77m max x 3.33m max )

Window to front, carpet and a radiator

## Bedroom Three

9' 8" max x 7' 3" max ( 2.95m max x 2.21m max )

Window to rear, carpet radiator

## Bathroom

Bath/mixer shower, tiling underfoot, wash hand basin, wc, part tiling, radiator, shaving point, extractor fan

## Two Balconies

Front and back

## Parking

Allocated/gated

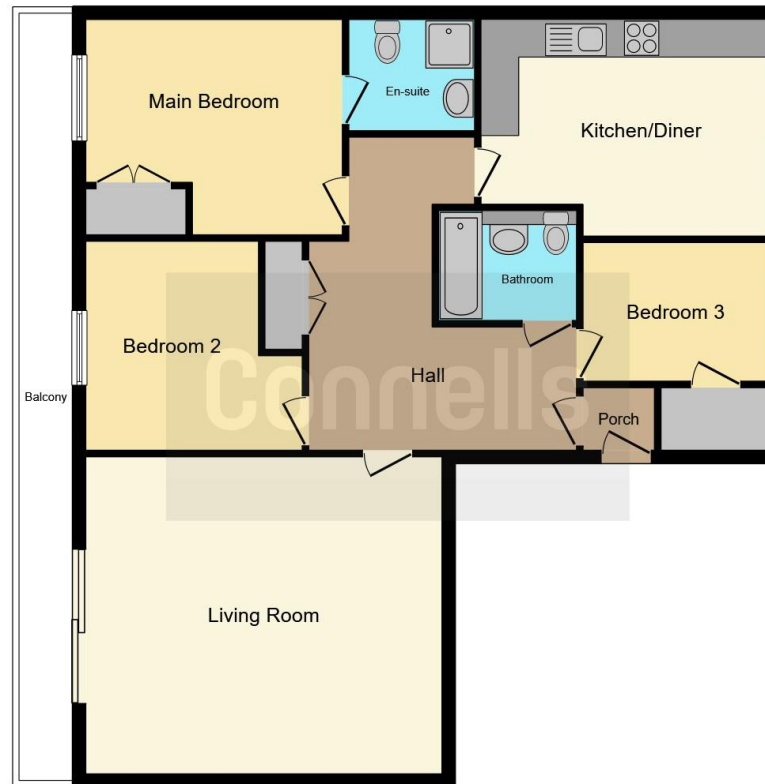












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1700.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS311895](http://connells.co.uk/Property/ALS311895)**

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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