





COXHILL WAY, AYLESBURY, BUCKINGHAMSHIRE

PRICE £200,000

LEASEHOLD

A well presented two bedroom third floor flat located in a central area, within walking distance to the town centre and train station. Offered with no upper chain, the property features a spacious living room, kitchen, two bedrooms (including a master with en suite), a family bathroom and allocated parking. Ideal for first-time buyers, investors or commuters.

GEORGE DAVID

COXHILL WAY

• CENTRAL LOCATION • OFFERED WITH NO UPPER CHAIN • SPACIOUS TWO BEDROOM THIRD-FLOOR FLAT • GATED COMMUNAL CAR PARK • BRIGHT LIVING AREA WITH BALCONY • EN SUITE SHOWER ROOM • WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION • DOUBLE BEDROOMS WITH FITTED WARDROBES





LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

Upon entering the property, you are welcomed into a generous entrance hall, which benefits from two built-in storage cupboards. The flat features two double bedrooms, both of which come with fitted wardrobes, providing ample storage space. The main bedroom also boasts a modern en suite shower room.

The property includes a separate shower room with WC, shower cubicle and basin. The kitchen is fitted with a range of contemporary units and integrated appliances, offering both style and functionality. The bright and airy living area provides plenty of space for both seating and dining, and leads out onto a private balcony.

Further benefits include double glazing, electric heating, and an allocated parking space in a gated car park, providing added convenience in this central location.

NOTES

LEASE INFO - 999 year lease with 978 years left. Service Charge £2000 approx p/a. Ground Rent £371 approx p/a.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc.

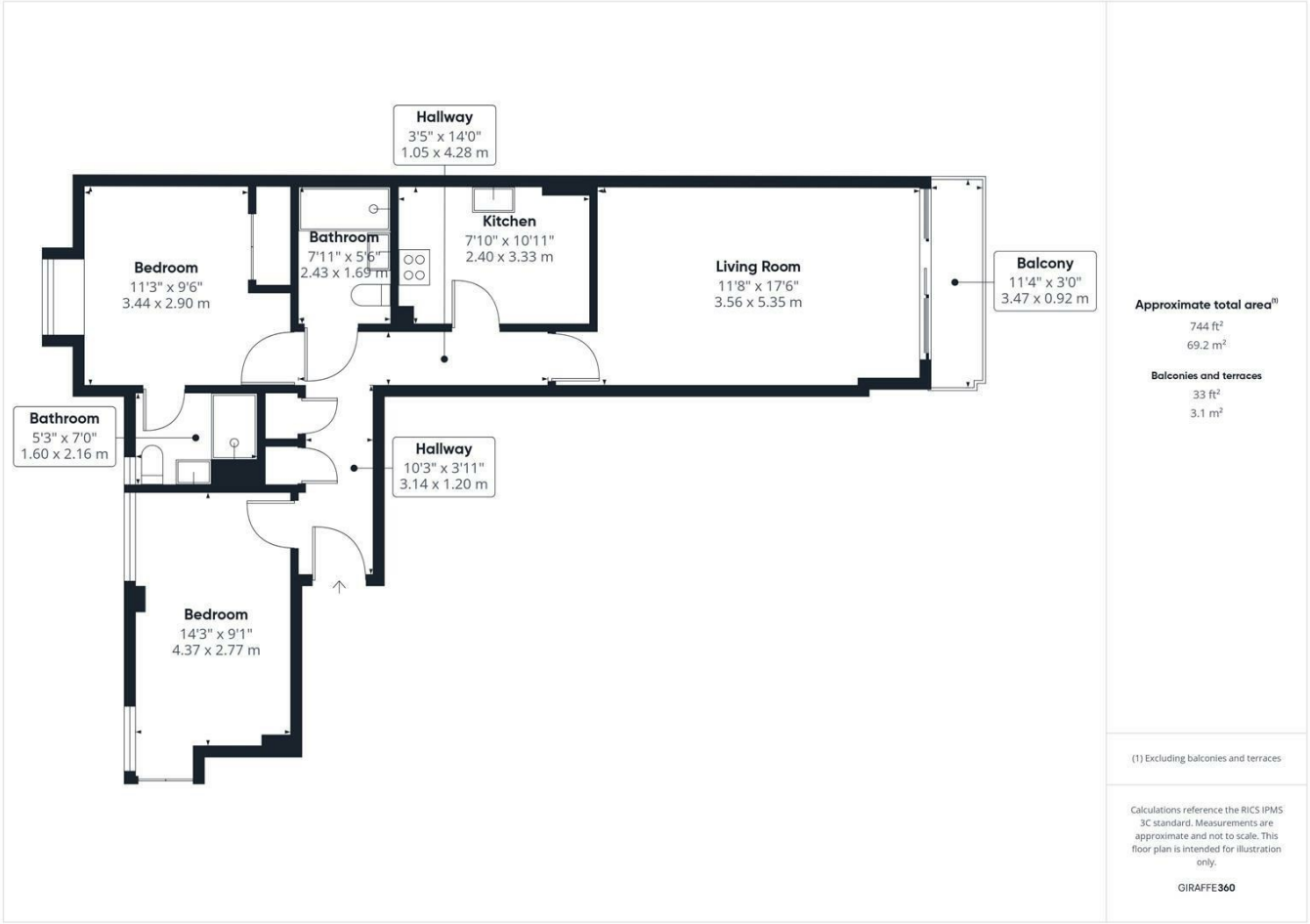
VAT per person. This fee is non-refundable under any circumstances.

COXHILL WAY

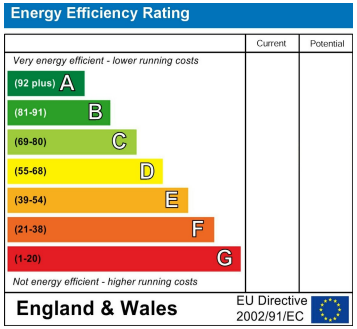












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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