



Connells

Coy Court
Aylesbury



Property Description

This attractive two-bedroom ground floor apartment is ideally positioned on the highly sought-after south side of Aylesbury and is offered to the market with no onward chain.

The property benefits from secure gated allocated parking, offering both convenience and peace of mind. Internally, the accommodation comprises a welcoming entrance hall with two excellent storage cupboards. The modern fitted kitchen features a range of wall and base units, electric hob and oven, and an integrated fridge freezer, and flows seamlessly into a bright open-plan living and dining area, enhanced by natural light from front-facing French doors.

There are two well-proportioned double bedrooms, with the principal bedroom enjoying an en-suite, while the second bedroom is served by a contemporary family bathroom with bath and overhead shower.

Externally, the apartment boasts a front patio area with established shrubbery, creating an appealing outdoor space.

With its desirable location, secure parking, and chain-free position, this property presents an excellent first-time buy or investment opportunity.

The apartment is conveniently located within catchment for Broughton Infant & Junior Schools and within walking distance of the highly regarded Aylesbury Grammar Schools.

Excellent transport links include easy access to the A41, while Aylesbury town centre is just over a mile away, offering a range of shopping, dining, and leisure facilities.

Entrance Hall

- Two cupboards
- Intercom
- Radiator
- Electric storage heater

Lounge

- 16' 1" x 9' 10" (4.90m x 3.00m)
- French doors to front
- TV point
- Phone Point
- Electric storage heater
- Carpet
- Window to front

Kitchen

- 15' 1" x 7' 7" (4.60m x 2.31m)
- Window to side
- Wall and base units
- Stainless steel
- Tiled floor
- Electric hob and oven
- Extractor fan
- Electric heater
- Tiled splash back
- Integrated fridge freezer

Bedroom One

13' 1" x 9' 1" (3.99m x 2.77m)

Window to front

Carpet

Electric storage heater

One allocated space (Bay 10)

Gated entrance

En-Suite

Extractor fan

Shower cubicle

Shaving point

Laminate floor

Wash hand basin

WC

Towel rail

Bedroom Two

9' 10" x 6' 11" (3.00m x 2.11m)

Window to front

Carpet underfoot

Electric heater

Bathroom

Towel Radiator

Bath and shower head

Wash hand basin

WC

Part tiled

Laminate floor

Front Garden

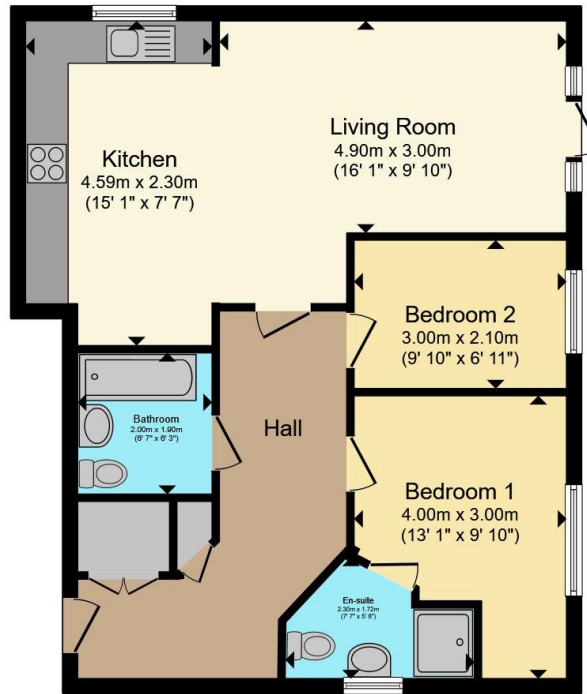
Shrubs and patio area

Parking









Floor Plan

Total floor area 67.1 m² (722 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



To view this property please contact Connells on

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2 Temple Street
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EPC Rating: D Council Tax Band: B

Service Charge: 1500.00

Ground Rent: 180.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312877

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2003. 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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