



Masters House, Coxhill Way, Aylesbury HP21 8FJ

welcome to

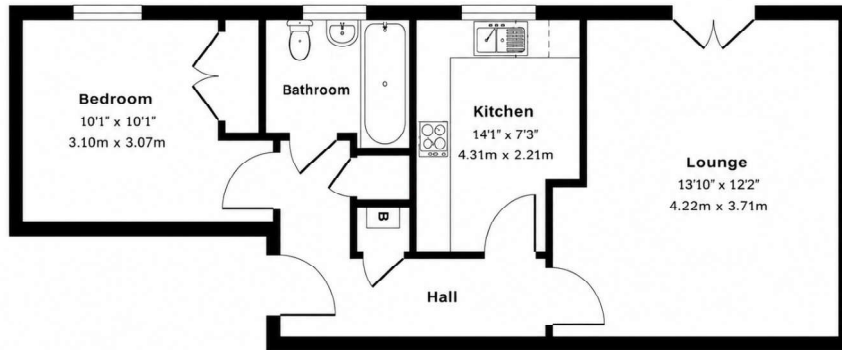
Masters House, Coxhill Way, Aylesbury

- TOWN CENTRE LOCATION
- CLOSE TO AYLESBURY TRAIN STATION (0.3 MILES)
- ONE BEDROOM 1ST FLOOR APARTMENT
- PATIO DOORS ON ROOF TERRACE
- ALLOCATED PARKING
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: 1824.60
Ground Rent: 268.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£165,000



view this property online brownandmerry.co.uk/Property/AYL116612



Property Ref:
AYL116612 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Accommodation Comprises Of:

Hallway

The hallway provides access to all rooms. Storage cupboard and airing cupboard.

Lounge

12' extending to 13' 8" x 13' 11" (3.66m extending to 4.17m x 4.24m)
Lounge with double patio doors onto raised patio area.

Kitchen

10' 2" x 7' 8" (3.10m x 2.34m)
Fitted kitchen with double glazed window over looking roof terrace.

Bedroom

15' 6" x 8' 9" (4.72m x 2.67m)
Double glazed window over looking roof terrace. Built in double wardrobe.

Bathroom

White bathroom suite with shower over bath.

Allocated Parking

The property benefits from a numbered space and use of the visitor parking.




brown & merry



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