



Connells

Coy Court
Aylesbury

Coy Court Aylesbury HP20 1JJ

for sale offers over
£225,000



Property Description

A beautifully presented and generously proportioned three-bedroom penthouse apartment, ideally situated on Aylesbury's highly sought-after South Side with excellent access to the A41. This contemporary top-floor home offers an impressive blend of style, comfort, and convenience.

The spacious entrance hall features two practical storage cupboards, leading to three well-sized bedrooms. The principal bedroom includes fitted wardrobes and a private en-suite, while the remaining bedrooms are served by a sleek family bathroom complete with a heated towel rail and bath with mixer tap.

The modern kitchen is equipped with an electric hob and oven, plus an integrated dishwasher for effortless day-to-day living. A bright dual-aspect lounge provides an inviting space to relax, enhanced by large windows that flood the room with natural light.

Externally, residents enjoy attractive communal gardens, an allocated parking space, and additional visitor bays. The development is gated and secure, offering 24-hour access control for added peace of mind.

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 side, two storage cupboards, carpet underfoot

Lounge

18' 8" MAX x 13' 8" MAX (5.69m MAX x 4.17m MAX)

Window to front and side, radiator, carpet underfoot

Kitchen

7' 2" MAX x 8' 8" MAX (2.18m MAX x 2.64m MAX)

Wall and base units, integrated dishwasher and electric oven and fridge/freezer, space for washing machine, tiling underfoot, sink/drain

Bedroom One

20' 1" MAX x 12' 11" MAX (6.12m MAX x 3.94m MAX)

Window to side. carpet underfoot, radiator, built in wardrobes

En-Suite

wc, whb, shower cubicle

Bedroom Two

15' 4" MAX x 9' 11" MAX (4.67m MAX x 3.02m MAX)

Skylight, radiator, carpet underfoot

Bedroom Three

13' 4" MAX x 10' MAX (4.06m MAX x 3.05m MAX)

Skylight, carpet underfoot, radiator

Bathroom

wc, whb, shaving point, heated towel radiator, bath/mixer, vinyl underfoot

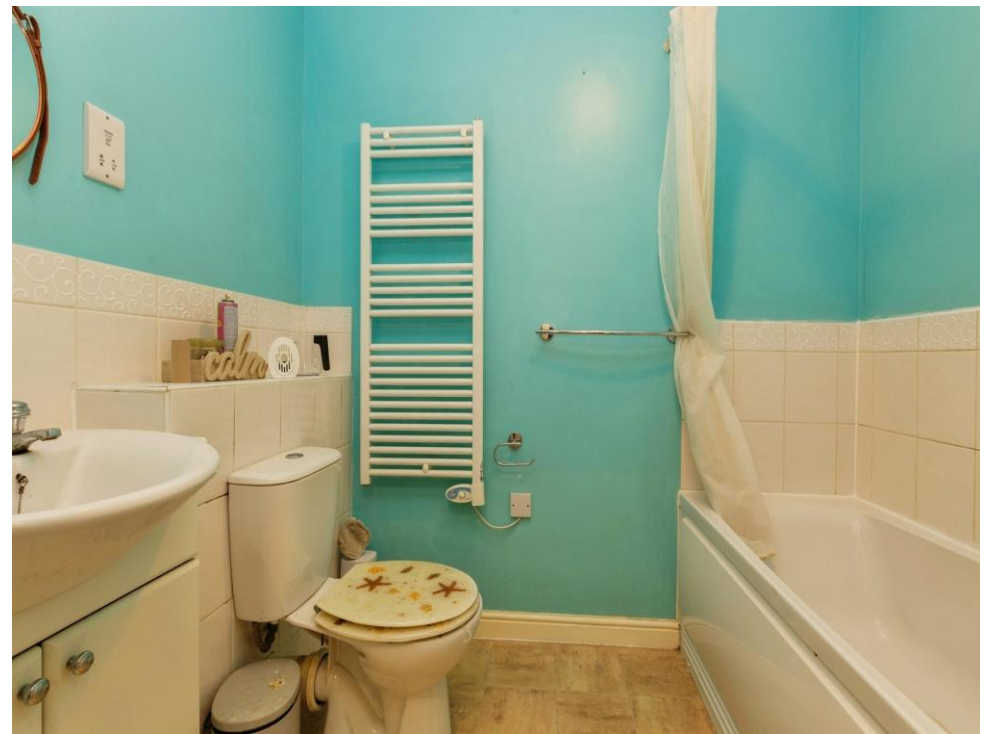
Garden

Communal gardens

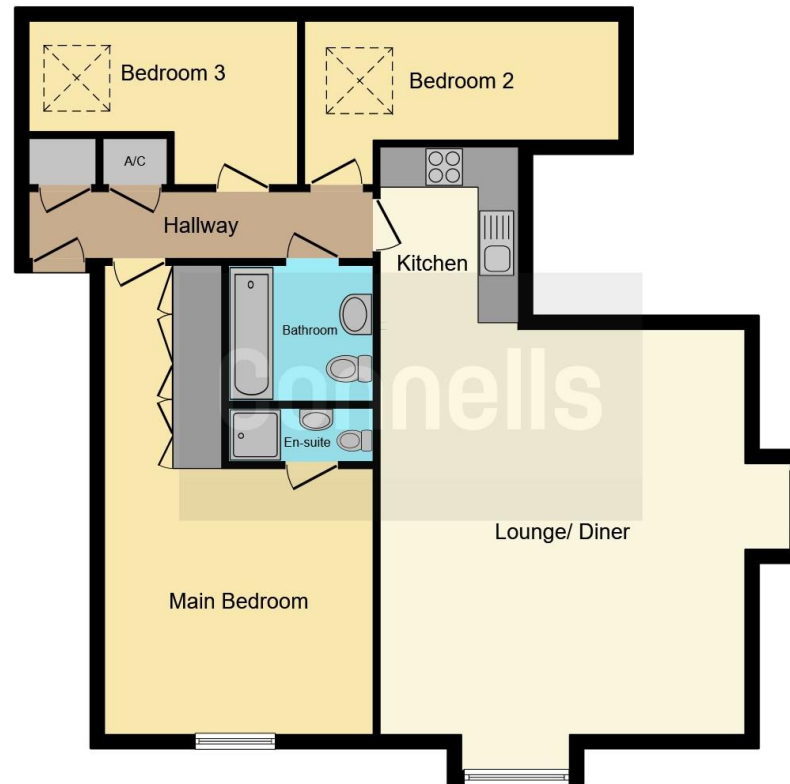
Parking

One allocated and additional visitor parking









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

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: 960.00 Ground Rent:
 360.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312416

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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