



Connells

Coy Court
Aylesbury



Property Description

This well-presented two-bedroom ground floor apartment is set on Aylesbury's highly sought-after south side and is offered to the market with no onward chain.

Secure gated allocated parking provides both convenience and reassurance.

Inside, the property opens with a welcoming entrance hall featuring two excellent storage cupboards. The modern kitchen is fitted with wall and base units, an electric hob and oven, and an integrated fridge freezer, flowing effortlessly into a bright open-plan living and dining area illuminated by front-facing French doors.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from an en-suite shower room. The second bedroom is served by a contemporary family bathroom complete with a bath and overhead shower.

Externally, the apartment enjoys a front patio area with established shrubbery, offering an attractive outdoor space.

With its desirable location, secure parking, and chain-free status, this property represents an excellent opportunity for first-time buyers or investors.

It sits within catchment for Broughton Infant & Junior Schools and is within walking distance of the renowned Aylesbury Grammar Schools. Transport links are excellent, with easy access to the A41, while Aylesbury town centre—just over a mile away—provides a wide range of shopping, dining, and leisure amenities.

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

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

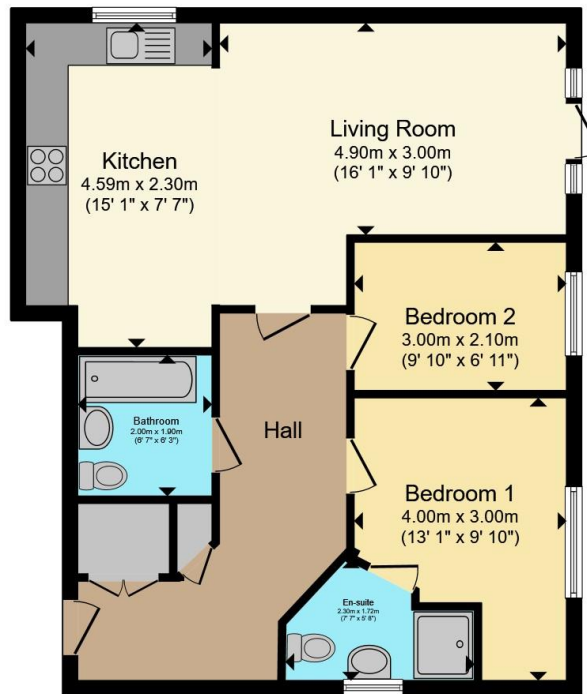
Parking

One allocated space (Bay 10)
Gated entrance









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

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

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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