

## COXHILL WAY, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £160,000

LEASEHOLD

A well presented one bedroom top-floor apartment ideally situated in a central location, just a short walk from the station and town centre. The accommodation features a bright open-plan living/kitchen area with a Juliet balcony, a spacious bedroom and a modern bathroom. Further benefits include allocated parking, making this an excellent opportunity for first-time buyers, professionals, or investors seeking convenience and comfort in a highly accessible setting.



## COXHILL WAY

- TOP FLOOR APARTMENT • CENTRAL LOCATION • WELL PRESENTED THROUGHOUT • SHORT WALK TO THE STATION AND TOWN CENTRE • OPEN PLAN LIVING/KITCHEN AREA • JULIET BALCONY • ALLOCATED PARKING SPACE • EXCELLENT TRANSPORT LINKS



### 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.

### ACCOMMODATION

The accommodation is accessed via a welcoming hallway featuring a useful storage cupboard and an intercom entry system. The heart of the home is the bright and spacious open-plan living/kitchen area, enhanced by floor-to-ceiling windows that flood the room with natural light and a Juliet balcony that provides an attractive outlook.

The contemporary fitted kitchen is equipped with a range of integrated appliances including an inset electric hob with oven and cooker hood, fridge freezer, dishwasher and washing machine.

The double bedroom is generously proportioned and benefits from a built-in wardrobe, providing excellent storage. Completing the accommodation is a

modern, fully tiled bathroom fitted with a panel-enclosed bath with shower over, wash hand basin set within a vanity unit, WC and a heated towel rail.

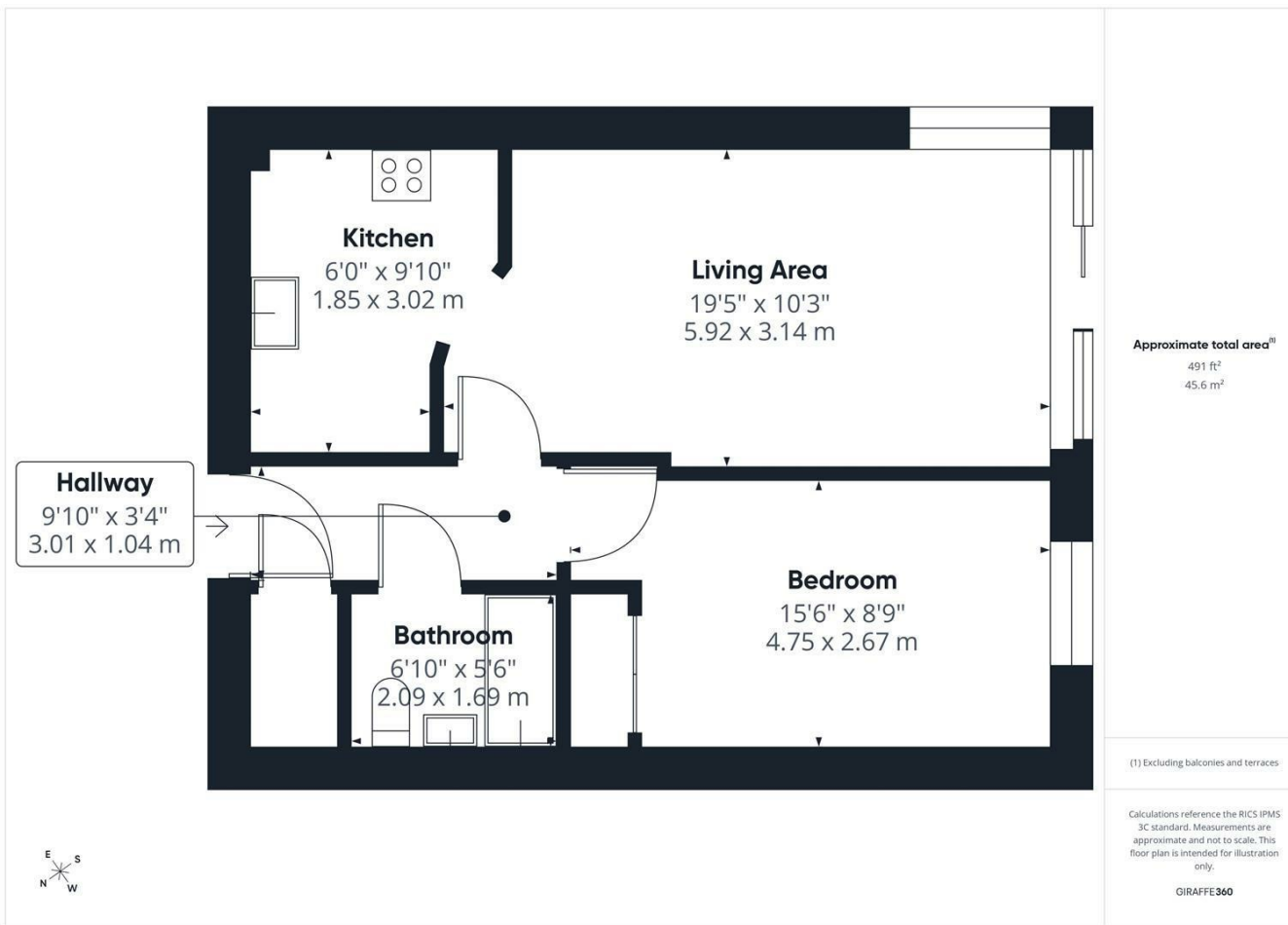
Externally, the property benefits from one allocated parking space.

### NOTES

LEASE INFO - 999 year lease with 977 years left. Ground rent £160 pa. Service charge £2000 pa.

## COXHILL WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Current: 73  
Potential: 81

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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