





COXHILL WAY, AYLESBURY, BUCKINGHAMSHIRE

PRICE £220,000

LEASEHOLD

A two bedroom first floor flat situated in a convenient central location, just minutes' walk from the train station and town centre. Offered for sale with no upper chain, this property is ideal for first-time buyers, commuters or investors. The accommodation comprises a living room, kitchen, two bedrooms, an en-suite shower room to the main bedroom, and a separate bathroom. Further benefits include allocated parking within a secure gated car park. The property is offered with a 999 year lease, which renews from the date of purchase.

GEORGE DAVID

COXHILL WAY

• TWO BEDROOM FIRST FLOOR FLAT • CENTRAL LOCATION • NO UPPER CHAIN • MINUTES' WALK TO TRAIN STATION & TOWN CENTRE • JULIET BALCONY • EN SUITE TO BEDROOM ONE • ALLOCATED PARKING IN SECURE CAR PARK • 999 YEAR LEASE RENEWS FROM PURCHASE





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. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

The property is accessed via an entrance hallway, which benefits from an intercom entry system and a useful storage cupboard, ideal for keeping household essentials neatly tucked away.

The living room provides a comfortable and versatile space for relaxing and entertaining. Double doors open onto a Juliet balcony, allowing plenty of natural light into the room and offering an attractive outlook.

The kitchen is fitted with an inset electric hob, oven and extractor fan over. There is space and plumbing for a washing machine, along with space for a fridge/freezer. A breakfast bar provides a useful area for casual dining, morning coffee or additional food preparation space.

The main bedroom is a good sized double bedroom benefiting from built-in wardrobes, providing extra storage space. The room also benefits from an en-suite shower room, offering added privacy and convenience.

The second bedroom is suitable for use as a second bedroom, guest room or home office, subject to the buyer's requirements.

The separate bathroom provides essential facilities and complements the en-suite shower room to the main bedroom.

The property benefits from one allocated parking space within a gated car park, providing a convenient and secure parking solution for residents.

NOTES

LEASE INFO - 999 year lease renews from purchase. Ground rent £150 paid twice a year. Service charge £170 p/m.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property,

we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.

2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

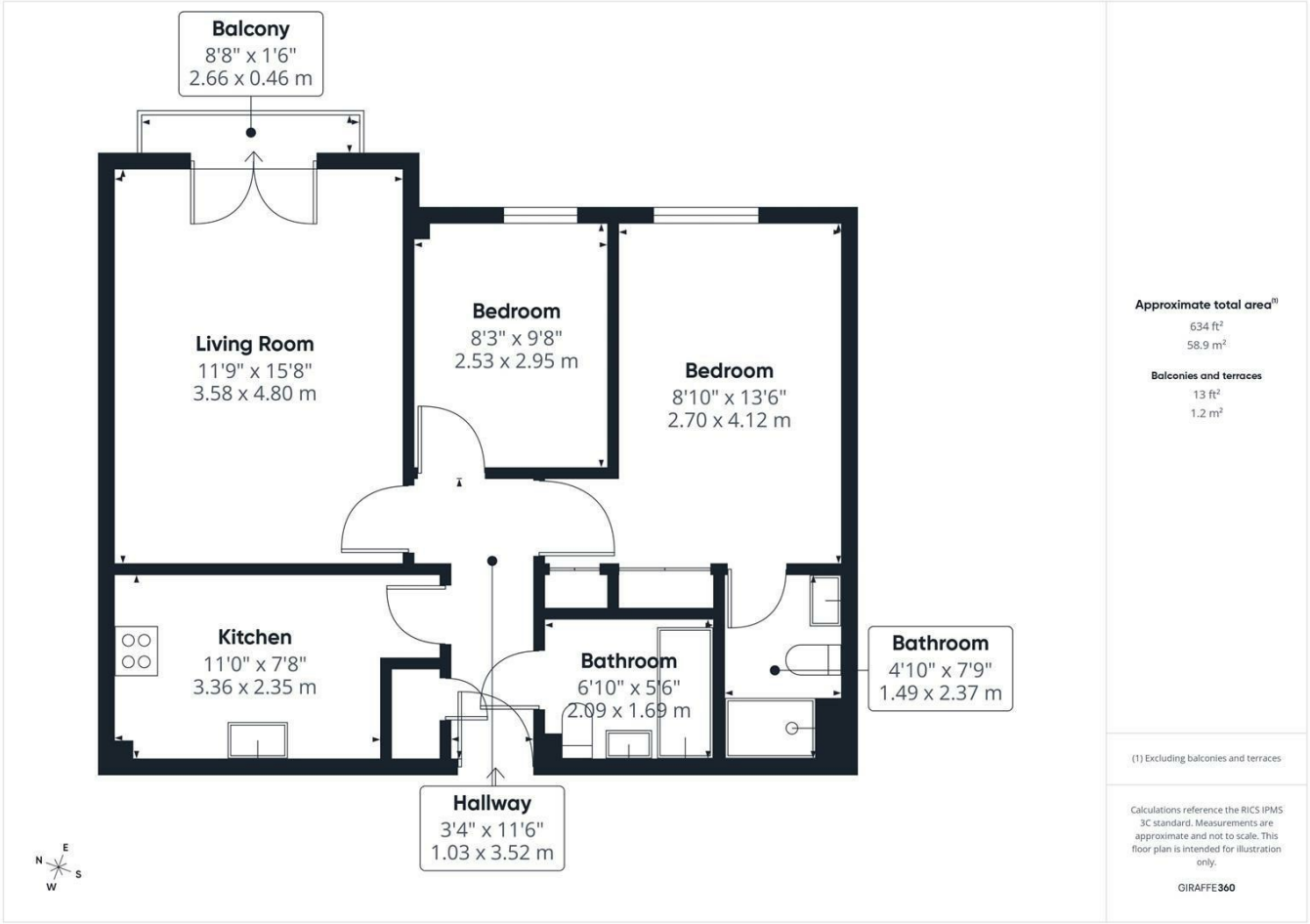
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

COXHILL WAY

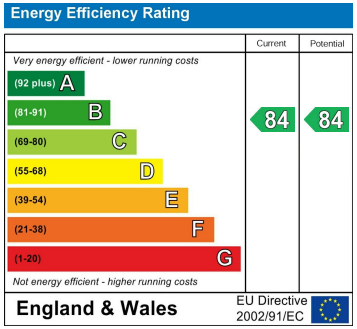












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk