



Connells

Coy Court
Aylesbury



Property Description

This well-presented two-bedroom ground floor apartment is situated on the sought-after south side of Aylesbury and is offered to the market with no onward chain. The property benefits from allocated parking within a secure gated car park, providing peace of mind for residents.

Inside, the accommodation begins with an inviting entrance hall featuring two useful storage cupboards. The modern kitchen is fitted with a range of wall and base units, an electric hob and oven, and an integrated fridge freezer, and opens seamlessly into the bright and spacious open-plan living and dining area, enhanced by natural light from the front-facing French doors. The apartment offers two generous double bedrooms, with the master enjoying its own en-suite bathroom, while the second bedroom is served by a well-appointed family bathroom complete with bath and overhead shower.

Externally, the property benefits from a front patio area with planted shrubbery, creating an attractive outdoor space. With secure parking and a convenient location, this apartment makes an ideal first home or investment opportunity.

Situated in the ever-popular Southside of Aylesbury, the property falls within catchment for Broughton Infant & Junior Schools and is within walking distance of the 'Outstanding' Aylesbury Grammar Schools. Commuters will appreciate the easy access to the A41, while

Aylesbury Town Centre—offering shops, dining, and entertainment—is just over a mile away.

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

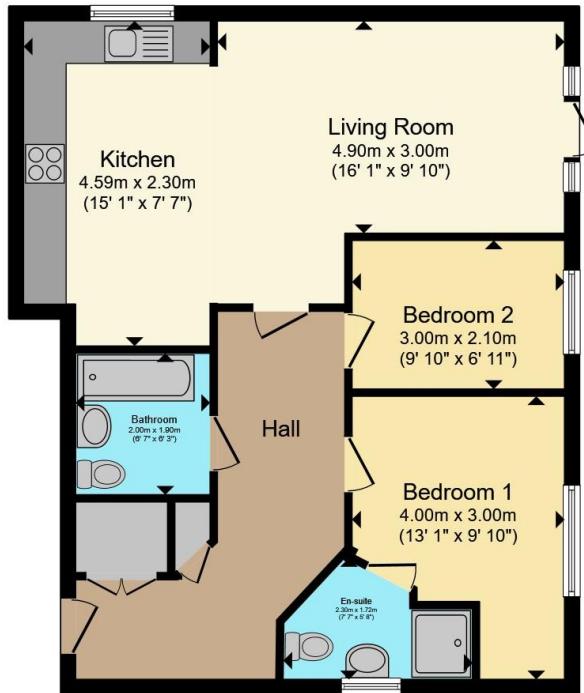
Shrubs and patio area



Parking







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

Connells

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 \[connells.co.uk/Property/ALS312877\]\(http://viewthispropertyonline.connells.co.uk/Property/ALS312877\)](http://viewthispropertyonline.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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312877 - 0008