

Connells

Barnshaw House Coxhill Way
Aylesbury

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Aylesbury HP21 8FH

for sale
£165,000







Property Description

NO UPPER CHAIN | Stylish Two-Bedroom Apartment in a Prime Location.

Connells are delighted to present this well-appointed two-bedroom apartment, ideally situated within walking distance of Aylesbury train station and town centre. With an en-suite master bedroom and allocated parking, this property is perfect for professionals or small families seeking convenience and comfort.

The thoughtfully designed kitchen comes fully equipped with an integrated hob, oven, and fridge—providing everything needed for effortless cooking. The apartment features two bedrooms, with the master enjoying the privacy of an en-suite bathroom. A well-sized main bathroom serves both the second bedroom and visiting guests.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Door to side

Lounge

18' x 11' 7" (5.49m x 3.53m)

Radiator, Carpet underfoot

Kitchen

11' 6" x 5' 6" (3.51m x 1.68m)

Wall and base units, Sink/drainer, Vinyl underfoot, Integrated appliances

Bedroom One

12' 2" x 10' (3.71m x 3.05m)

Window to side, Carpet underfoot, Radiator

Bedroom Two

12' 2" x 6' 10" (3.71m x 2.08m)

Window to side, Carpet underfoot, Radiator

Bathroom

WC, WHB, Bath/mixer, Vinyl underfoot, Part tiling

Rear Garden

Communal

Parking

Allocated













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: B

Council Tax Band: C

Service Charge: 1705.44

Ground Rent: 225.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312150

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. 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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