



## SLOANE HOUSE, NEW STREET AYLESBURY, HP20 2NP

£1,000 PER CALENDAR

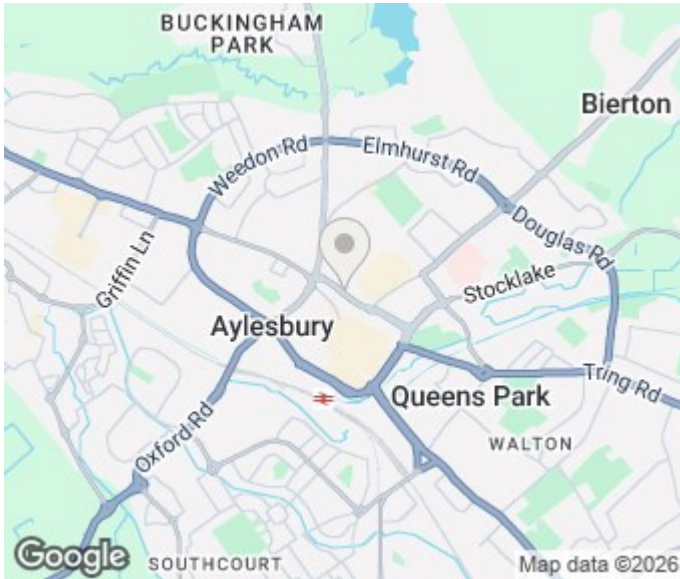
Brian Cox & Co are delighted to bring to the market this recently built, one-bedroom unfurnished apartment, situated within the sought-after newly developed Sloane House in Aylesbury.

This second-floor apartment is well presented throughout and benefits from wooden flooring, gas central heating, an open-plan kitchen with fitted appliances, a good-sized bedroom with a built-in wardrobe, and a stylish family bathroom. Further benefits include cycle storage, access to a free gym, and an IT room, both of which feature rooftop terraces.

Ideally located, the property is approximately 23 miles from Oxford, 20 miles from Milton Keynes, and 45 miles from London. Aylesbury station offers convenient transport links, with train journeys typically taking around 60 minutes to London, 30 minutes to High Wycombe, and 24 minutes to Amersham.

This is a fantastic opportunity to secure a recently built apartment in a prime location, so CALL NOW to avoid disappointment and arrange your viewing.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

Northolt  
 173 Church Road  
 Northolt  
 Middlesex  
 UB5 5AG

020 88424008  
 managementteam@brian-cox.co.uk  
 www.brian-cox.co.uk

