



Connells

Barnshaw House Coxhill Way
AYLESBURY



Property Description

A well-presented one double bedroom apartment - Chain free! Offering modern living and an excellent location within walking distance of Aylesbury Train Station, providing direct links to London Marylebone in approximately one hour, and close to Aylesbury Town Centre.

The accommodation comprises a carpeted entrance hall featuring a secure entry phone system and a large storage cupboard. The apartment benefits from a modern fitted kitchen complete with integrated appliances, including a gas hob, electric oven, fridge/freezer and dishwasher, seamlessly opening into a bright and spacious living area. This welcoming space is flooded with natural light via Juliet balcony doors and is finished with carpeting underfoot.

The property offers a generous double bedroom, featuring a built-in wardrobe and carpeted flooring. Completing the accommodation is a family-sized bathroom suite, comprising a bath with mixer taps and an overhead shower.

Externally, the apartment further benefits from one allocated parking space.

An ideal purchase for first-time buyers or investors alike, early viewing is highly recommended.

Entrance Hall

Door to front
Carpet underfoot

Lounge

13' 9" x 11' 6" (4.19m x 3.51m)
French doors to juliet balcony
Radiator
Carpet underfoot

Kitchen

9' 6" x 6' 11" (2.90m x 2.11m)
Wall and base units
Tiled floor
Gas hob and electric oven
Sink/drainer
Integrated fridge/freezer and dishwasher
Plumbing for washing machine
Window to rear

Bedroom One

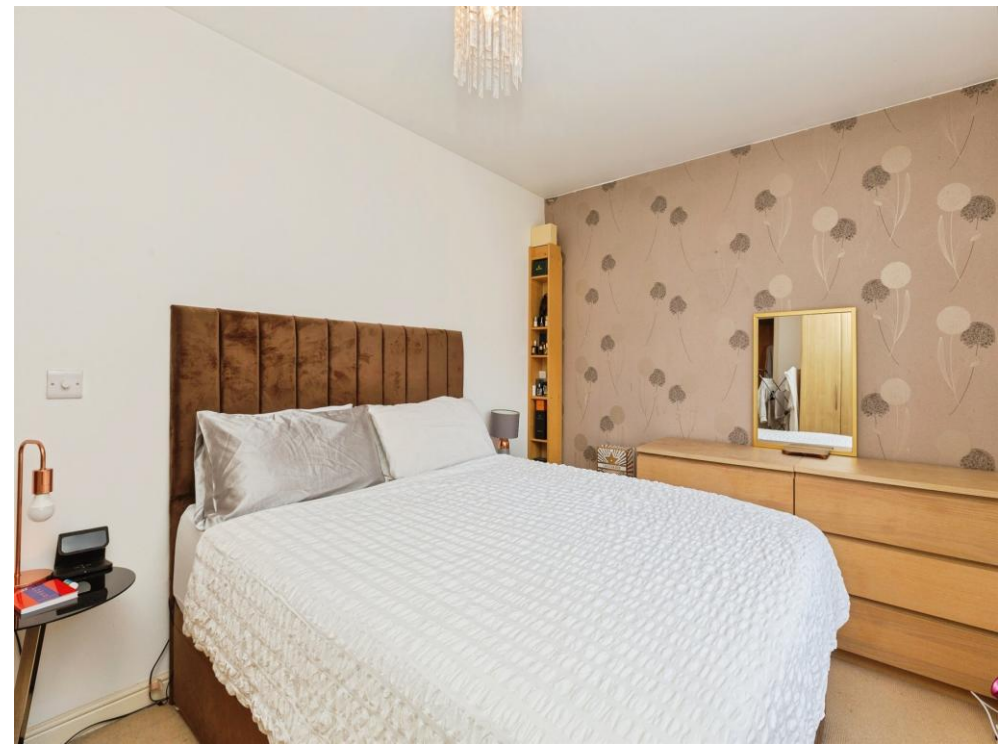
13' 1" x 8' 10" (3.99m x 2.69m)
Window to rear
Built in wardrobe
Carpet underfoot
Radiator

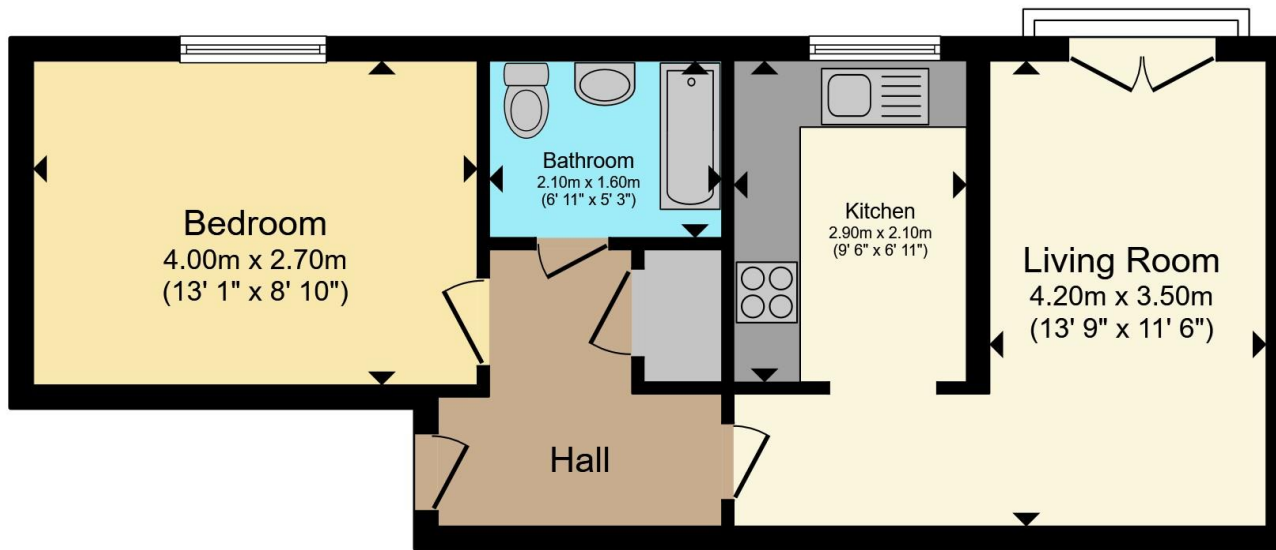
Bathroom

WC
Washh hand basin
Tiled flooring
Spotlights
Bath/mixer with shower overhead
Window to rear

Parking

One allocated parking space





Total floor area 42.0 m² (452 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



To view this property please contact Connells on

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
Band: B

Service Charge:
1100.00

Ground Rent:
212.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312924

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 Leasehold packs.



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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