



## COXHILL WAY, AYLESBURY, BUCKINGHAMSHIRE

GUIDE PRICE £175,000  
LEASEHOLD

Spacious two bedroom first-floor flat just minutes' walk from the train station and town centre. Features include a bright living room with Juliet balcony, kitchen with integrated appliances, two double bedrooms, en suite to the master and a modern family bathroom. There is also an allocated parking space.



## COXHILL WAY

- TWO BEDROOM FIRST-FLOOR FLAT • WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- ONE ALLOCATED PARKING SPACE
- EN SUITE SHOWER ROOM
- SPACIOUS THROUGHOUT • TWO DOUBLE BEDROOMS



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### 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

Upon entering, you are welcomed by an entrance hall complete with useful storage cupboards. The modern kitchen is fitted with integrated appliances, providing a sleek and practical cooking space. The bright living room benefits from a sliding door opening out to a Juliet balcony, allowing plenty of natural light.

Both bedrooms are well proportioned doubles, with the master bedroom featuring a built-in wardrobe and a private en suite shower room. A stylish family bathroom serves the second bedroom and guests.

Additional benefits include one allocated parking space, electric heating and double glazing throughout. This property is ideally suited to professionals, commuters, or anyone looking for modern living within easy reach of local amenities and transport links.

### NOTES

LEASE INFO - 999 year lease with 978 years left.  
Ground Rent £378 p/a. Service Charge £1946 p/a.

**COXHILL WAY**





**ADDITIONAL INFORMATION**

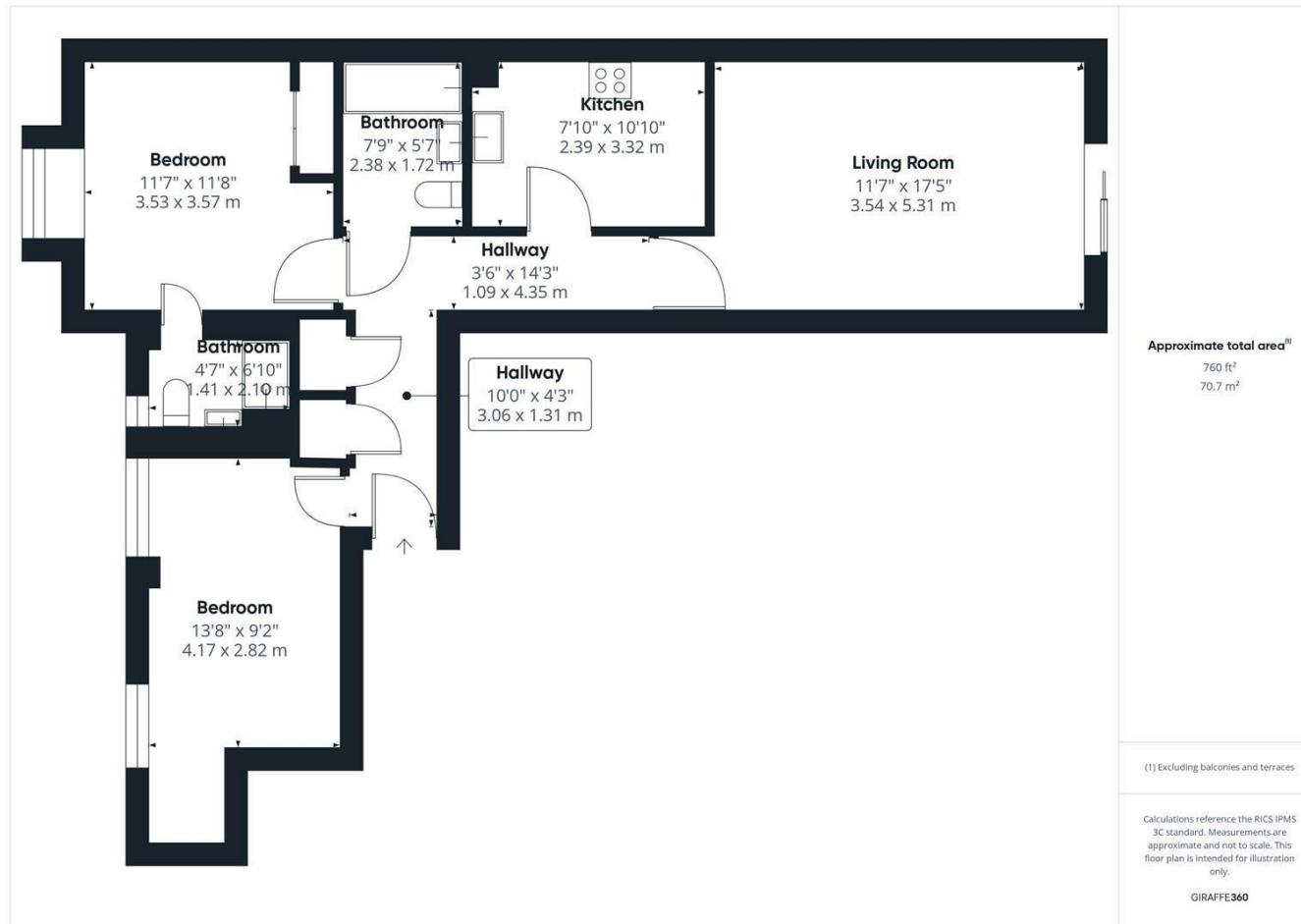
**Local Authority** – Buckinghamshire

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 788.89 sq ft

**Tenure** – Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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