

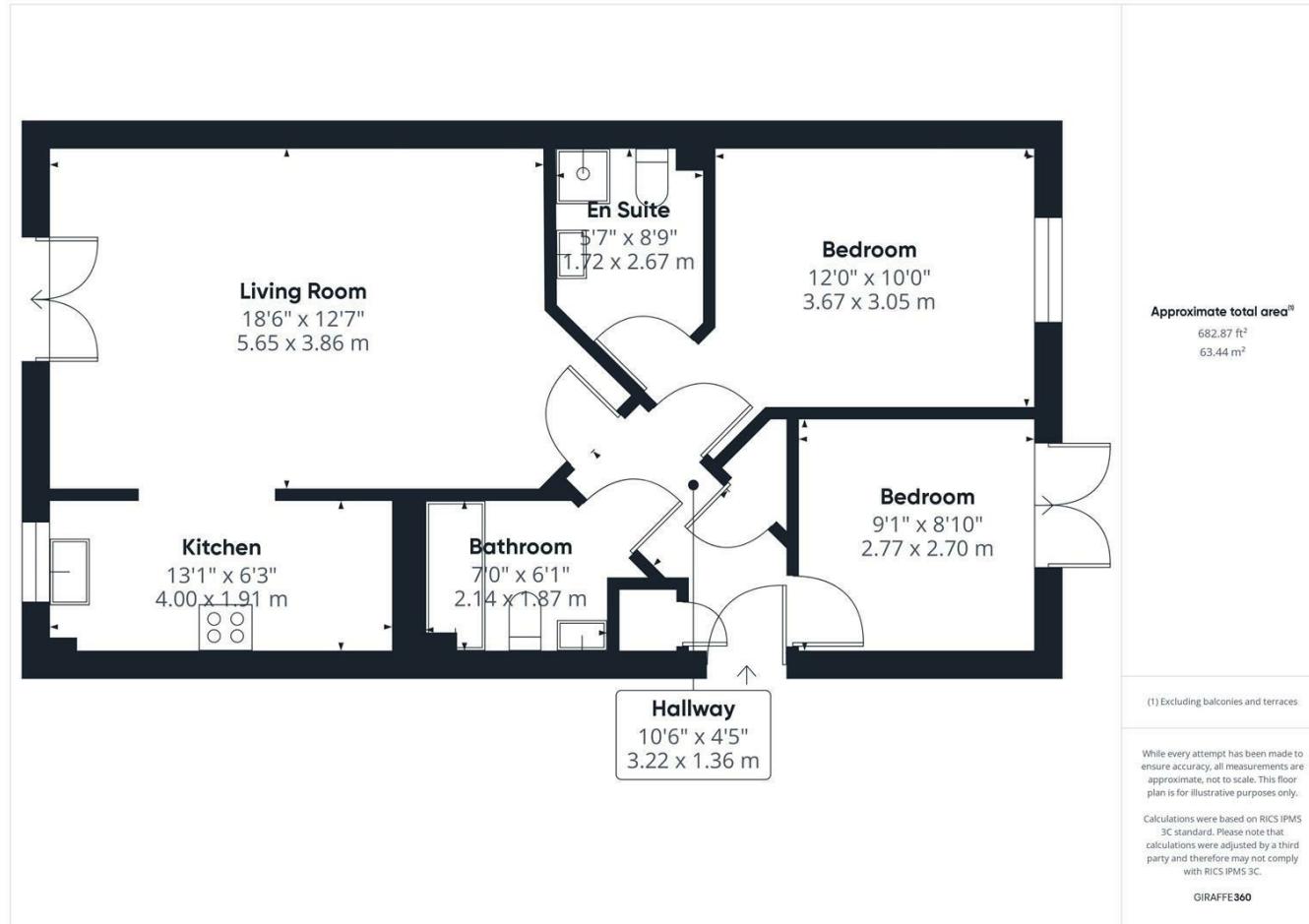


## FLAT 22, BARNSHAW HOUSE COXHILL WAY AYLESBURY, HP21 8FH

£220,000  
LEASEHOLD

A two bedroom second floor apartment located within walking distance to the train station and town centre. Features include an en-suite, balcony, and allocated parking, offering convenience and comfort for modern living. Ideal for professionals or small families.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
[info@georgedavid.co.uk](mailto:info@georgedavid.co.uk)  
[www.georgedavid.co.uk](http://www.georgedavid.co.uk)

