



COXHILL WAY, AYLESBURY, BUCKINGHAMSHIRE

PRICE £230,000

LEASEHOLD

A two bedroom second-floor flat situated in a central location, within easy walking distance of the town centre and mainline station. The accommodation comprises a bright and spacious lounge/diner with access to a private balcony, a fitted kitchen, two double bedrooms, a bathroom, and an en suite to the main bedroom. Further benefits include allocated parking.



COXHILL WAY

- CENTRAL LOCATION • TWO BEDROOM
- SECOND FLOOR FLAT • ALLOCATED
- PARKING • LEASE IN EXCESS OF 975
- YEARS • LOUNGE/DINER WITH PRIVATE
- BALCONY • TWO DOUBLE
- BEDROOMS • WALKING DISTANCE TO STATION
- AND TOWN • EN SUITE TO MAIN BEDROOM



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

The property is accessed via a communal entrance with stairs and lift rising to the second floor. Upon entering the flat, a welcoming entrance hall provides access to all principal rooms and benefits from a useful storage cupboard.

The bright and generously proportioned lounge/diner is a particular feature of the home, offering ample space for both living and dining furniture. A feature electric fireplace creates an attractive focal point, while doors open onto a private balcony, providing an

ideal outdoor space.

The kitchen is well equipped with a range of fitted units and work surfaces, incorporating an inset electric hob with oven below and extractor over. There are integrated appliances including a fridge, dishwasher and washing machine, as well as an additional storage cupboard. The layout comfortably accommodates a dining set if desired.

Both bedrooms are comfortable double rooms, with the main bedroom benefiting from built-in wardrobes and an en suite shower room. The second bedroom is served by the main bathroom, which is fitted with a walk in shower, wc and sink unit.

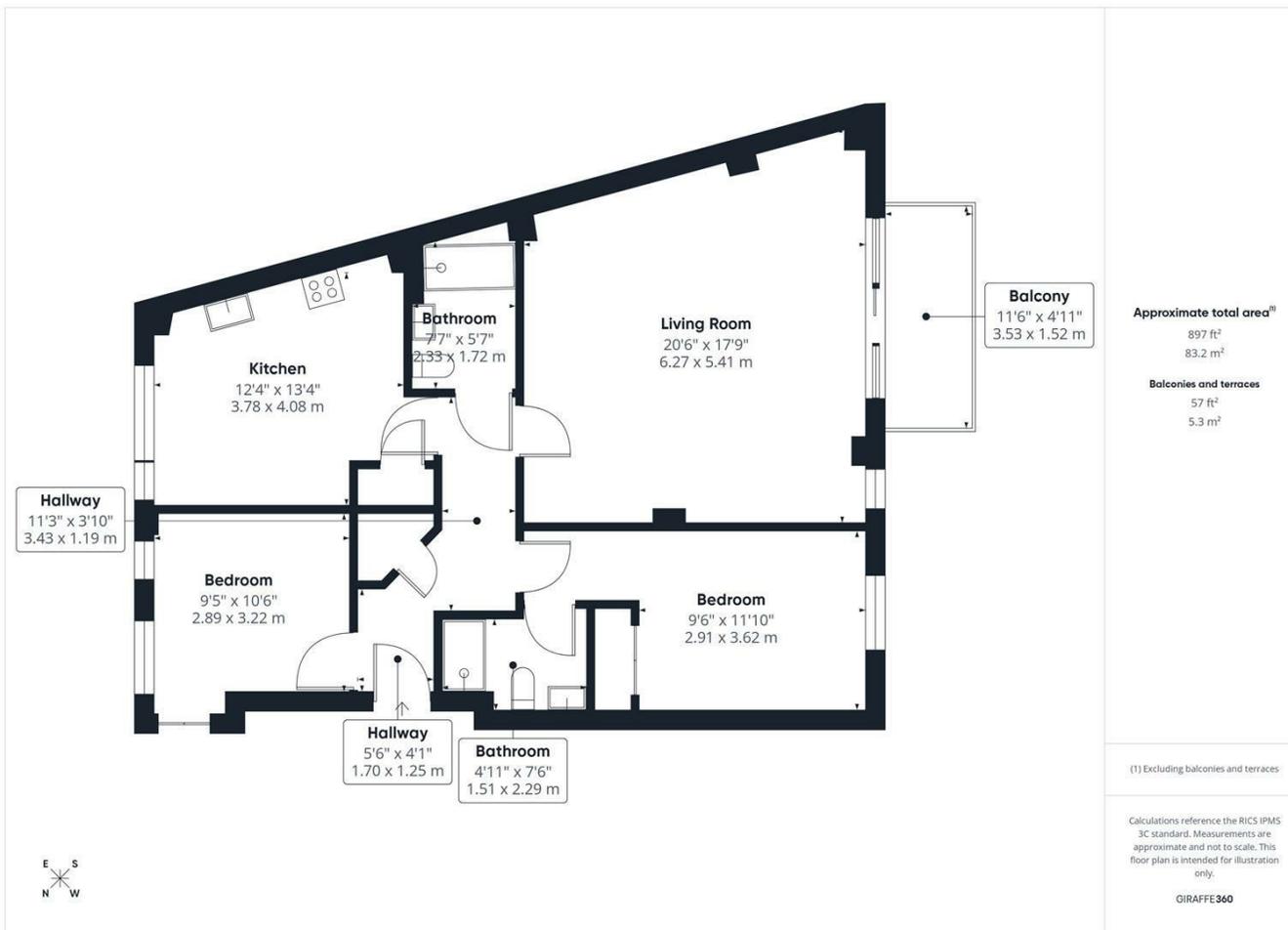
Externally, the property further benefits from one allocated parking space in a secure gated car park.

NOTES

LEASE INFO - 999 year lease with 977 years left.
Ground Rent £370 approx p/a. Service Charge £2000 approx p/a.

COXHILL WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
www.georgedavid.co.uk

