



**Stanton House Coxhill Way, Aylesbury HP21 8FW**

welcome to

## Stanton House Coxhill Way, Aylesbury

- THREE BEDROOM APARTMENT
- TOWN CENTRE LOCATION
- CLOSE TO TRAIN STATION (0.3 MILES)
- NO UPPER CHAIN
- LOUNGE DINER WITH BALCONY
- ALLOCATED, GATED PARKING
- VISITOR PARKING AVAILABLE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1700.00

Ground Rent: 250.00

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.

# £220,000

**view this property online** [brownandmerry.co.uk/Property/AYL116645](http://brownandmerry.co.uk/Property/AYL116645)



Property Ref:

AYL116645 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### Accommodation Comprises

#### Entrance Hall

Storage cupboard and airing cupboard.

#### Lounge / Diner

16' 6" x 15' 8" ( 5.03m x 4.78m )  
Patio doors onto balcony.

#### Kitchen

11' 10" x 5' 11" ( 3.61m x 1.80m )

#### Bedroom One

9' 1" x 8' 10" ( 2.77m x 2.69m )  
Built in wardrobes

#### En-Suite

#### Bedroom Two

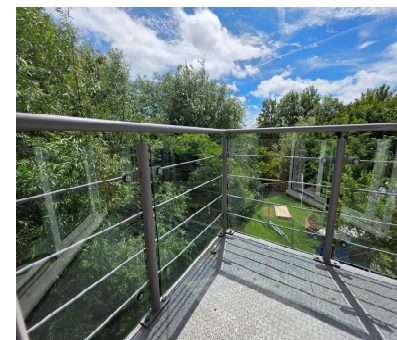
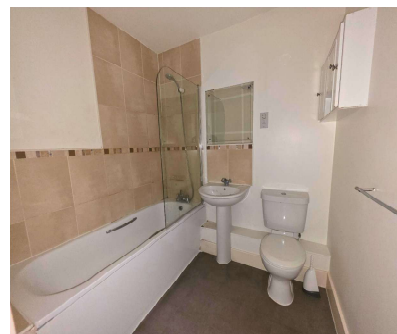
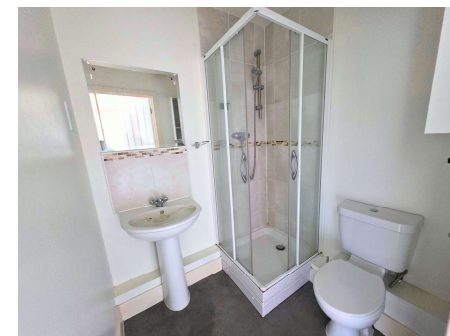
9' 11" x 8' 6" ( 3.02m x 2.59m )

#### Bedroom Three

9' 11" x 6' 11" ( 3.02m x 2.11m )

#### Allocated Parking

Gated Allocated parking. Visitor permits available.



  
brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



[brownandmerry.co.uk](http://brownandmerry.co.uk)