



CLOSE TO TOWN & STATION - NO UPPER CHAIN - 360° VIRTUAL TOUR- This spacious two bedroom apartment that is situated on the outskirts of Aylesbury town centre and just a short walk to the main-line railway station that offers a regular service direct to Central London. Accommodation consists of 18ft lounge/diner, fitted kitchen with integrated appliances, bedroom with built-in wardrobes & en-suite, further double bedroom & bathroom. Other benefits include balcony, secure allocated parking, gas central heating, no onward chain, use of the communal garden & 978 years remaining on the lease. This will make an ideal purchase for 1st time or investment buyers and we highly recommend an internal viewing to appreciate everything this apartment has to offer.

£200,000 Leasehold

22 Coxhill Way, Aylesbury, Buckinghamshire HP21 8FH

Lounge/Diner

18'3 x 12'6

Kitchen

12'9 x 6'1

Bedroom

11'11 x 10'0

En-Suite

9'0 x 5'5

Bedroom

9'7 x 8'9

Bathroom

6'11 x 6'0

Balcony

9'4 x 4'8



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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