

# hillyards.



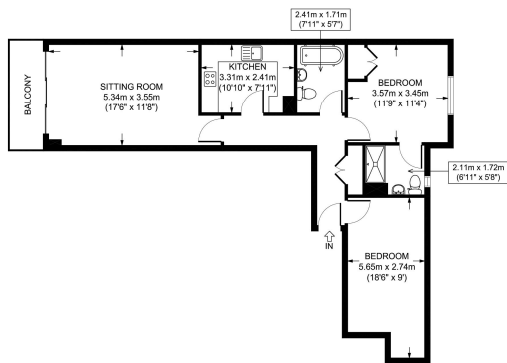
Hillyards Estate Agents are pleased to bring to the market this immaculate and recently constructed apartment. The property is situated on a modern development just a short walk from Aylesbury's town centre and main line railway station that connects to London Marylebone in approximately 50 minutes. The accommodation consists of entrance hall, lounge/diner, modern kitchen with built-in appliances, two double bedrooms with en-suite to master, bathroom and covered balcony. A viewing comes highly recommended.

**£199,950 Leasehold**

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

# Stanton House, Coxhill Way, Aylesbury, Bucks. HP21 8FW

## Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT / 72 SQ M  
47 STANTON HOUSE, AYLESBURY

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Ground Floor

### Communal Entrance:

Enter via security locked front door, stairs and lift to all floors, front door to flat.

## First Floor

### Entrance Hall:

Enter via front door, electric heater, airing cupboard, storage cupboard, heating control panel, security entrance phone, doors to lounge/diner, kitchen, bedrooms and bathroom.

### Lounge/Diner:

17'6 x 11'8 (5.33m x 3.56m)  
UPVC double glazed window to rear aspect, two electric heaters, telephone and television points, UPVC double glazed patio doors to balcony.

### Kitchen:

10'10 x 7'11 (3.30m x 2.41m)  
A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset sink and drainer unit, integrated electric oven and four ring hob with cooker hood over, built-in fridge/freezer, washing machine and dish washer, ceiling inset down lighting, wall mounted electric heater.

### Bedroom 1:

11'8 x 11'3 (3.56m x 3.43m)



UPVC double glazed window to rear aspect with wooden shutters, electric heater, built-in wardrobe providing a range of hanging and shelved storage space, telephone and television points, door to en-suite.

### En-suite Bathroom:

A three piece white suite consisting of double shower cubicle, low-level w/c and pedestal wash hand basin with mixer tap, tiling to water sensitive areas, ceiling inset down lighting, extractor fan, shaver point, wall mounted electric heater, UPVC double glazed window to rear aspect.

### Bedroom 2:

14'1 x 9' (4.29m x 2.74m)  
Two UPVC double glazed window to rear aspect with wooden shutters, electric heater.

### Bathroom:

A three piece white suite consisting of panel bath with mixer tap and shower attachment, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, ceiling inset down lighting, extractor fan, shaver point, wall mounted electric heater.

## Exterior

### Balcony:

Enclosed and covered, laid to decking with feature lighting.

### Parking:

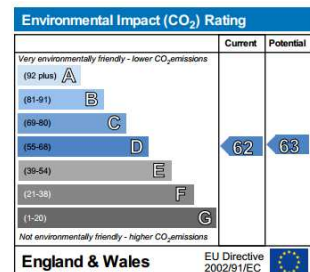
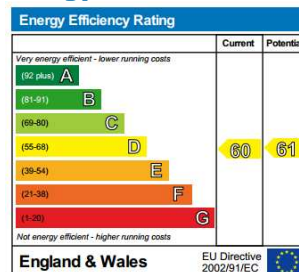
There is one allocated parking bay plus use of visitor bays (with permit).

## Property Info

### Council Tax Band:

C (approximately £1281.61 per annum based on 2 adults residing at the property)

## Energy Performance Graph:



## Lease Information

### Length of Lease:

A 999 year lease starting from January 2004.

### Maintenance/Service Charges:

Approximately £1000.00 per year.

### Ground Rent:

Approximately £250.00 per year.

**Property Misdescription Act 1991:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations 2003:** Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

**Deposit:** Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

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