



Masters House

Coxhill Way | Aylesbury | Buckinghamshire | HP21 8FJ



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****NO CHAIN**** Williams Properties are pleased to welcome to the market this well presented two bedroom third floor apartment, in the centre of Aylesbury. The property consists of a lounge/diner, kitchen, two bedrooms, family bathroom and en-suite. Outside there is one allocated parking space. Viewing is highly recommended on this excellent property, ideal for a first time buyer or investment buyer.

Guide price £210,000

- Two Bedrooms
- En-Suite to Master Bedroom
- Walking Distance to Train Station
- Walking Distance to Shops
- Third Floor
- Allocated Parking
- Town Centre Location
- Viewing Highly Recommended

Aylesbury Town Centre

A central location within easy reach of local amenities including shopping, sports facilities, eateries and bars. Masters House enjoys an unprecedented position for commuters as the mainline rail service is within a very short walk and reaches London Marylebone in about 55 minutes. Road access gives fast access to both the M40 & M25 motorway network via the A41.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance

Enter via the front door into the entrance hall. There are doors leading to the lounge/diner, both bedrooms, family bathroom and storage cupboards.



The property is located on a development in the centre of Aylesbury town and as such is a short walk away from all shopping and leisure facilities. The Aylesbury train station is a short walk away, providing excellent links into London Marylebone in under one hour.



Lounge/Diner
Lounge/diner consists of carpet laid to the floor, double doors leading to the Juliet balcony and a door leading to the kitchen. There is space for a three piece suite, dining set and a range of other furniture.

Kitchen
Kitchen consists of tiles laid to the floor and a range of wall and base mounted units, with roll on worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is space and plumbing for a dishwasher and washing machine, with space for a fridge/freezer. Window to the side aspect.

Master Bedroom and En-Suite
Master bedroom consists of carpet laid to the floor, window to the side aspect and a door leading to the en-suite. There is space for a double bed and other bedroom furniture. En-suite consists of tiles laid to the floor and to splash sensitive areas. There is a shower cubicle, hand wash basin and low level WC.

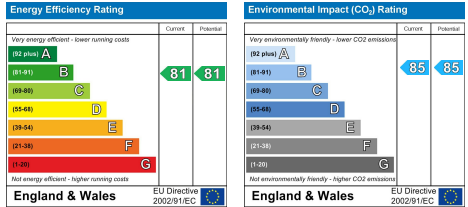
Bedroom Two
Bedroom two consists of carpet laid to the floor and double doors leading to the Juliet balcony. There is space for a bed and other bedroom furniture.

Family Bathroom
Family bathroom suite consists of tiles laid to the floor and to splash sensitive areas. There is a paneled bathtub, hand wash basin and low level WC.

Parking
There is one allocated parking space next to the flat.

Lease Details
Lease Remaining: 990 Years Approx.
Ground Rent: £200.00 PA Approx.
Service Charge: £1400.00 PA Approx.

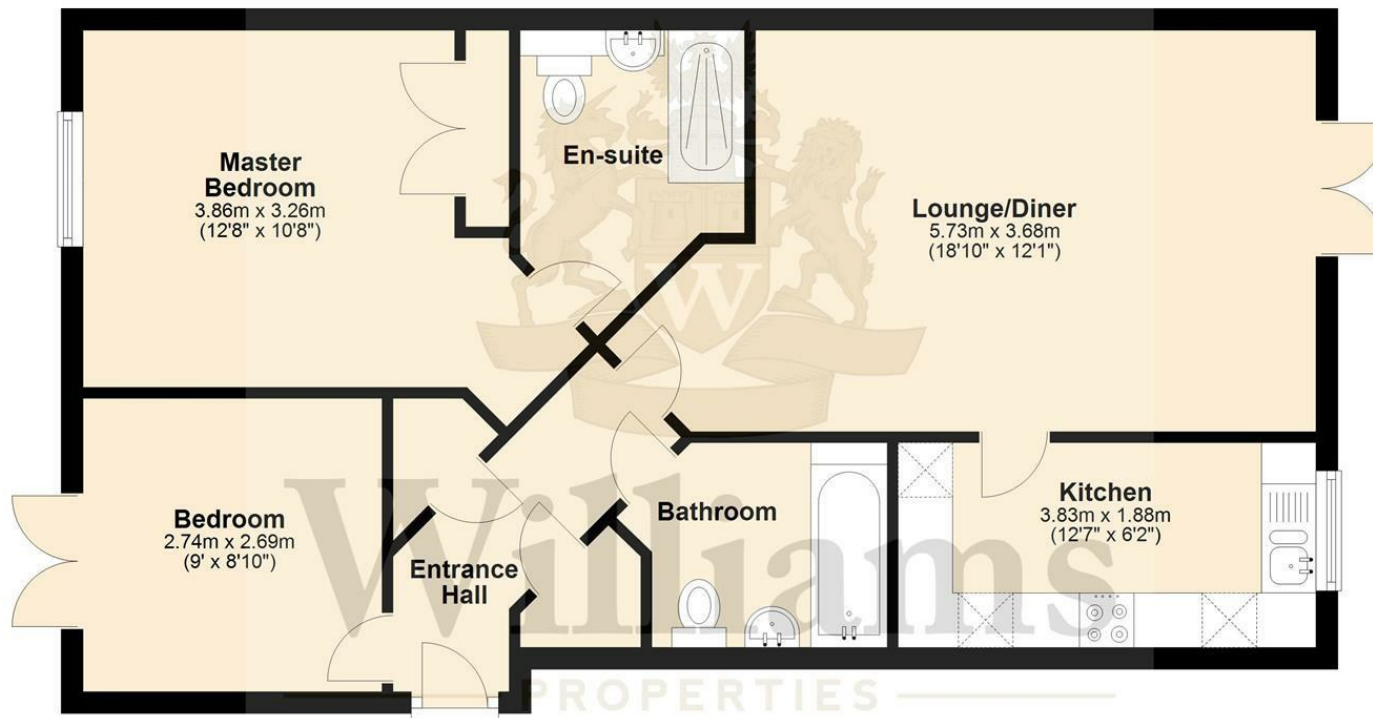
Buyer Notes
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Third Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.



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For clarification, we wish to inform perspective 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 are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.