



Estate Agents
Hurst

39 Barnshaw House Coxhill Way, Aylesbury, Buckinghamshire, HP21 8FH
£159,500

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Offered to the market with NO ONWARD CHAIN, this bright and spacious one-bedroom second-floor apartment benefits from LIFT ACCESS to all floors, gated parking and a LONG LEASE of 978 years, presented in good condition throughout.

Situated within the sought-after Coxhill Way, Grand Central development, a popular modern scheme ideally located within walking distance of Aylesbury town centre and Aylesbury mainline railway station, which offers regular services to London Marylebone via Chiltern Railways, this apartment is perfectly positioned for commuters. The development features well-maintained communal areas, lift access to all floors, and convenient access to a wide range of local amenities, including shops, restaurants, leisure facilities, and excellent transport links, making it an attractive choice for first-time buyers, investors, and professionals alike.

The accommodation comprises: entrance hall, spacious lounge/diner with patio doors opening onto a Juliet balcony overlooking the communal courtyard gardens, modern fitted kitchen, large double bedroom with fitted wardrobes, and a bathroom suite.

Additional benefits include: lift access to all floors, long lease (978 years remaining), security intercom system, well-maintained communal gardens, gated allocated parking bay with additional visitor spaces, and gas central heating throughout.

LEASEHOLD INFORMATION:

- LEASE LENGTH: 999 YEAR LEASE FROM 1/1/2005 (978 REMAINING)

- GROUND RENT: £213.73 P.A

- SERVICE CHARGE: £1,721.60 P.A



LONG LEASE (978 YEARS REMAINING)
HIGHLY SOUGHT AFTER DEVELOPMENT
SECOND FLOOR APARTMENT
LIFT ACCESS TO ALL FLOORS
GATED ALLOCATED PARKING
SHORT WALK TO TRAIN STATION
GOOD CONDITION THROUGHOUT
INTEGRATED APPLIANCES
GAS CENTRAL HEATING
WELL MAINTAINED COMMUNAL GARDENS





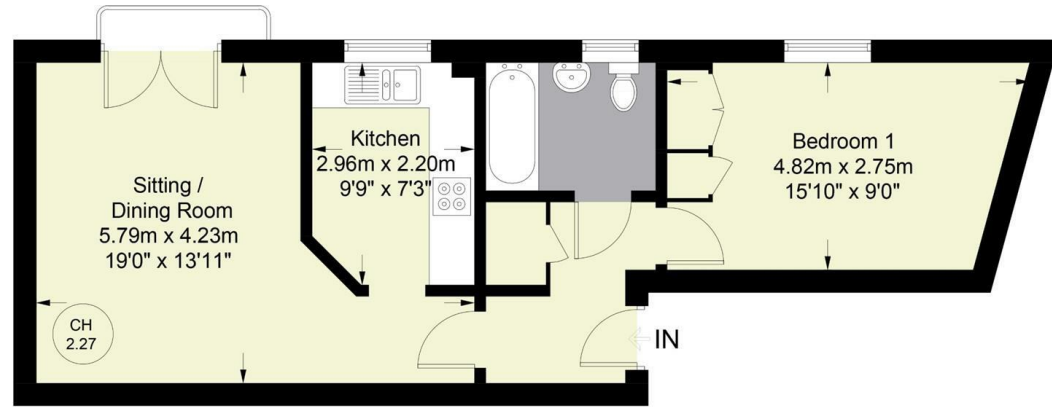


Coxhill Way

Approximate Gross Internal Area = 508 sq ft / 47.2 sq m



CH 2.27 = Ceiling Height



SECOND FLOOR

Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk