





# 8 Masters House, Coxhill Way, Aylesbury, Buckinghamshire, HP21 8FJ

A bright and spacious two DOUBLE bedroom first floor apartment with GATED ALLOCATED PARKING and a LONG LEASE offered to the market with NO ONWARD CHAIN. The property is located in the popular development of Grand Central, ideally positioned just a short walk to the town centre and train station (which connects to London Marylebone). The accommodation comprises; entrance hall, spacious lounge/diner with patio doors opening to a private balcony, large contemporary fitted kitchen, two DOUBLE bedrooms, en-suite shower room to master and family bathroom. The property further benefits: LONG LEASE, gated allocated parking (plus visitors bays), well maintained communal gardens, GAS central heating and UPVC double glazing.

## LEASEHOLD INFORMATION:

- 999 YEAR LEASE FROM 2007 (981 YEARS REMAINING)
- SERVICE CHARGE: £1,631.22 (PER ANNUM)
- GROUND RENT: £302 (PER ANNUM)

**LONG LEASE (981 YEARS REMAINING)**  
**LOUNGE/DINER WITH LARGE BALCONY**  
**TWO GOOD SIZE DOUBLE BEDROOMS**  
**EN-SUITE SHOWER ROOM TO MASTER**  
**SPACIOUS KITCHEN**  
**GATED ALLOCATED PARKING**  
**WELL MAINTAINED COMMUNAL GARDENS**  
**SHORT WALK TO TRAIN STATION**  
**CLOSE TO AYLESBURY TOWN CENTRE**  
**NO ONWARD CHAIN**

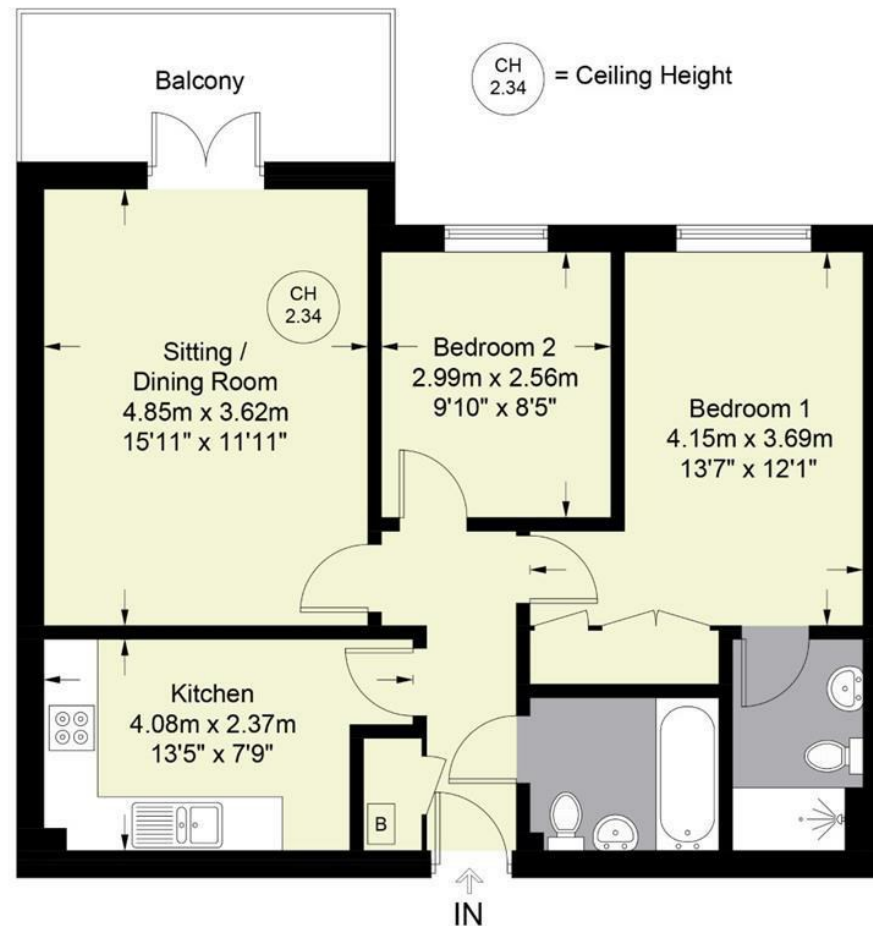






# Coxhill Way

Approximate Gross Internal Area = 682 sq ft / 63.4 sq m



## FIRST 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.

Estate Agents  
**Hursts**

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