



Estate Agents  
**Hurst**

39 Barnshaw House Coxhill Way, Aylesbury, Buckinghamshire, HP21 8FH  
£165,000

# 39 Barnshaw House Coxhill Way, Aylesbury, Buckinghamshire, HP21 8FH

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:



**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**





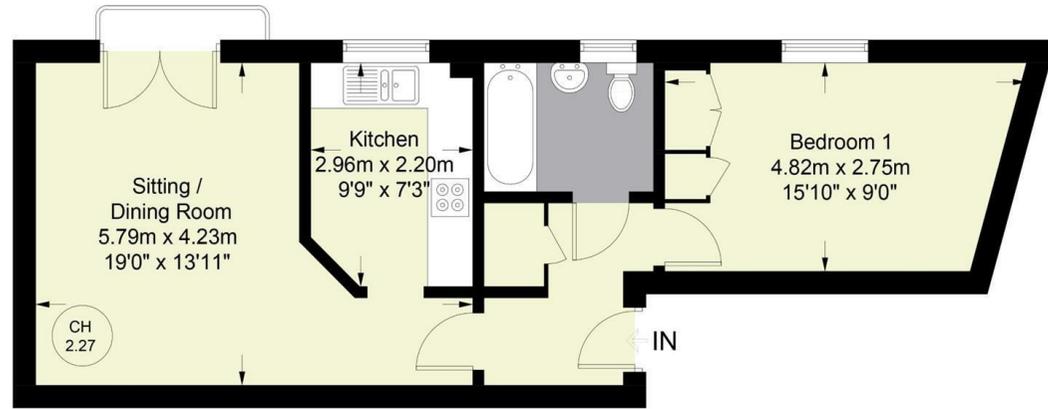


**Coxhill Way**

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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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