



Flat 36, Stanton House
Aylesbury



Guide Price **£225,000 | £1,395 PCM**



Flat 36

Stanton House Coxhill Way, Aylesbury

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Excellent Investment Opportunity
- Private Terrace & Balcony
- Secure Gated Parking
- No Upper Chain
- Lift Access to All Floors
- Excellent Location – 0.5 miles to Station, 0.6 miles to Town Centre
- Viewing Highly Recommended

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This immaculate two-bedroom top floor apartment offers a stylish blend of modern living and practical convenience. With both a private terrace and a separate balcony, the property provides rare outdoor space in such a central location. Inside, the layout is bright and versatile, with well-proportioned rooms and high quality finishes throughout. Secure gated parking, lift access, and intercom entry add to the appeal, making this an excellent choice for professionals, down sizers, or commuters looking for a low-maintenance home close to the heart of Aylesbury.



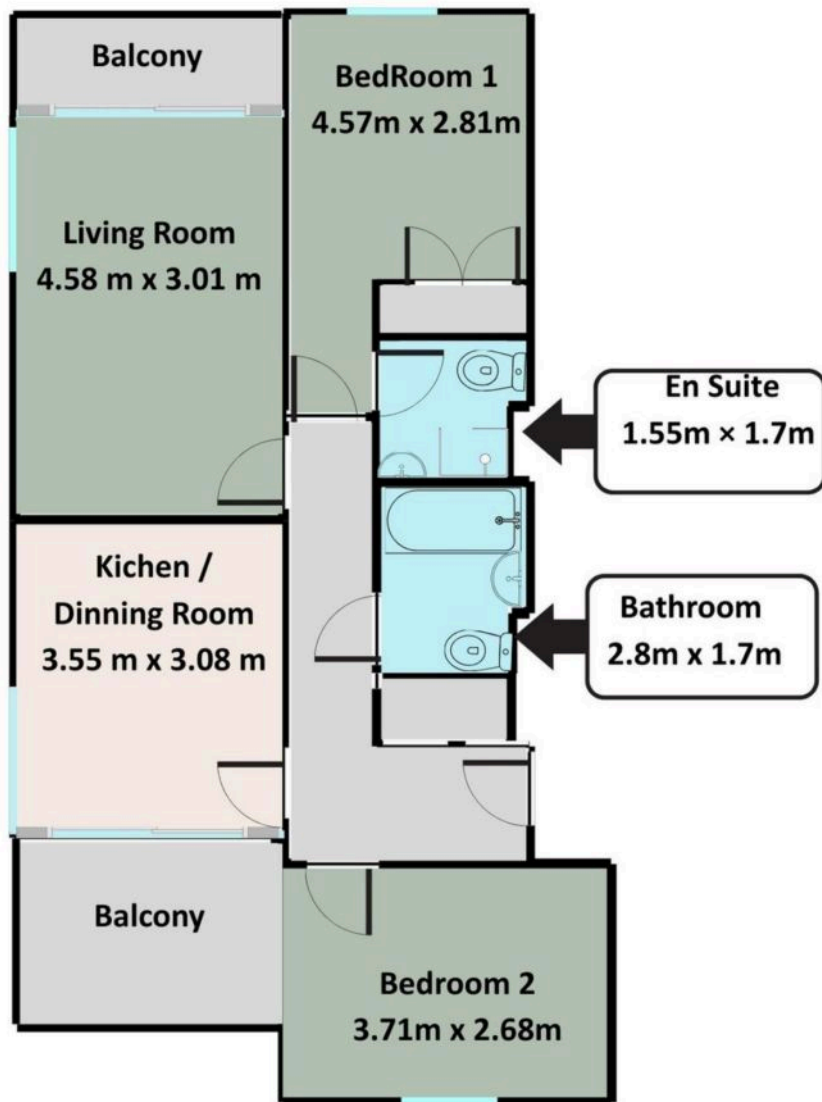


The accommodation is thoughtfully arranged to maximise both space and light. The entrance hall leads into a contemporary fitted kitchen with doors opening directly onto a generous private terrace perfect for dining and entertaining. The living room is equally impressive, with access to a separate private balcony that enhances the sense of space and natural light.

The master bedroom features a built-in wardrobe and en-suite shower room, while the second bedroom is a comfortable double, served by a modern family bathroom. Additional benefits include double glazing, intercom entry system, and lift access to all floors. An allocated parking space is provided within the secure gated development, along with a permitted visitor parking space.







Total rooms area: 60.1 sq m
Total area: 61.9 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
FOR ILLUSTRATIVE PURPOSES ONLY.



Brions

1 Cromwell Court New Street, Aylesbury – HP20 2PB

01296 532326 • info@brions.co.uk • brions.co.uk/