



Estate Agents
Hurst

74 Stanton House Coxhill Way, Aylesbury, Buckinghamshire, HP21 8FQ
£165,000

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*****GREAT INVESTMENT OPPORTUNITY - AVAILABLE TO
LANDLORDS ONLY*****

HIGH RENTAL YIELD 7.63% with professional tenant signed in
until May 2025.

A very well presented one DOUBLE bedroom apartment on the
second floor forming part of this sought after modern
development situated just a five minute walk from Aylesbury
town centre and train station. The accommodation comprises;
entrance hall, lounge/diner with patio doors opening to a Juliette
balcony, separate modern fitted kitchen, good size double
bedroom (with built in wardrobe) and modern family bathroom.
The property further benefits; allocated parking bay (plus visitors
bays), security entry system and UPVC double glazing.

Leasehold information:

Service Charge - £1670 Per Annum.

Ground Rent - £200 Per Annum.

Lease Length - 999 years from 2004 (979 years remaining)



GREAT INVESTMENT OPPORTUNITY

HIGH RENTAL YIELD 7.63%

**SHORT WALK OF AYLESBURY TRAIN STATION &
TOWN CENTRE**

999 YEAR LEASE FROM 2004

JULIETTE BALCONY

SOUGHT AFTER MODERN DEVELOPMENT

GOOD SIZE DOUBLE BEDROOM

ALLOCATED PARKING (PLUS VISITORS BAYS)

WELL MAINTAINED COMMUNAL GARDENS

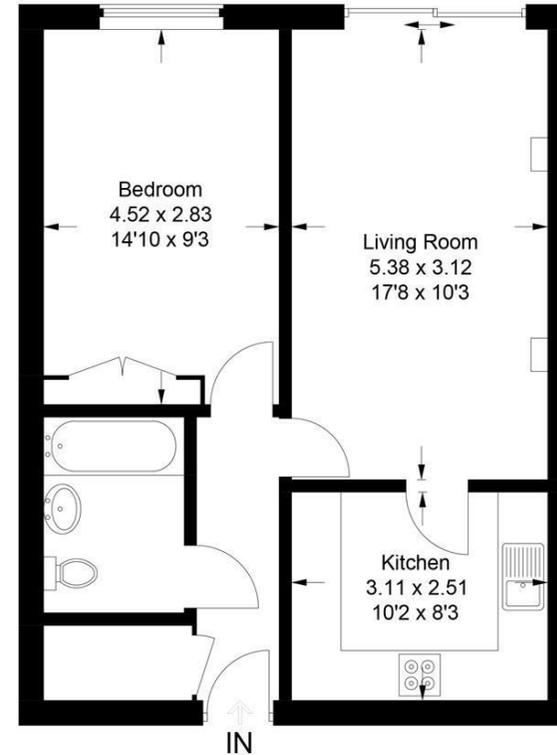
MODERN FITTED KITCHEN







Approximate Gross Internal Area
49.6 sq m / 534 sq ft



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 and compass bearings before making any decisions reliant upon them.
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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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