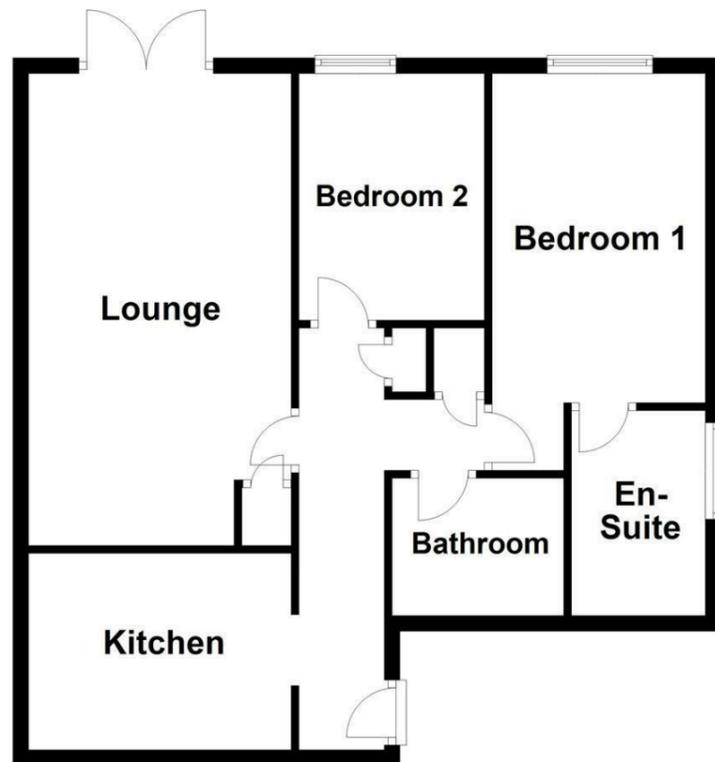




Flat 30, Summers House Coxhill Way, Aylesbury, HP21 8FN



Not to scale. For illustrative purposes only

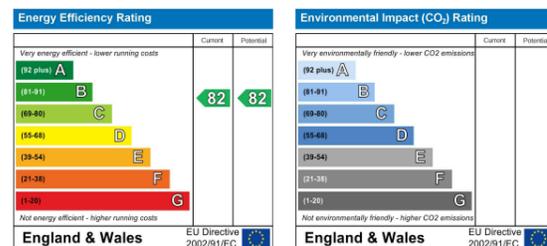


For Auction, Guide Price £100,000 to £120,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 22ND APRIL 2026 ** GUIDE PRICE £100,000 TO £120,000 ** VIEWINGS BY APPOINTMENT SATURDAY 14TH MARCH 1:15 PM TO 1:45 PM ** A FANTASTIC REFURBISHMENT OPPORTUNITY, LARGER THAN AVERAGE 2 BED 2 BATH FLAT CLOSE TO TRAIN STATION ** A spacious two-bedroom, two-bathroom ground floor apartment offering an excellent refurbishment opportunity and strong rental potential, with an estimated gross yield of up to 12% (based on the guide price). Extending to approximately 775 sq ft, the property has previously suffered internal water-leak damage and has been stripped back in readiness for a straightforward refit. It now provides a blank canvas for investors or owner-occupiers looking to add value. Ideally situated just moments from Aylesbury railway station, the property benefits from direct rail links into London and excellent local amenities nearby. Additional benefits include allocated parking and a long lease with approximately 977 years remaining. This is an ideal project for investors seeking a high-yielding addition to their portfolio in a well-connected Buckinghamshire location.**

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

COMMUNAL ENTRANCE

With intercom entry system, the apartment is situated on the ground floor

ENTRANCE HALL

Cupboard housing combination gas boiler, further storage cupboard, doorways to



LOUNGE/DINING ROOM

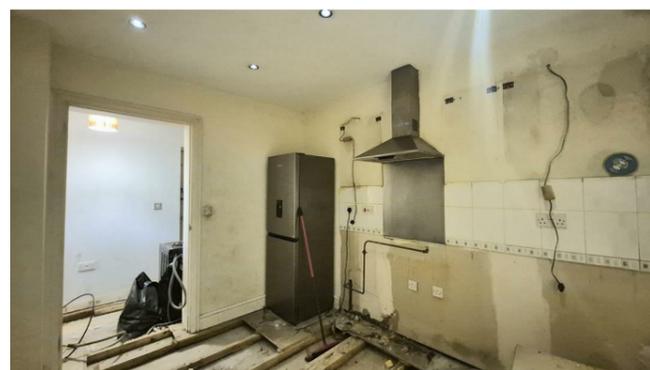
19'10 x 11'1

With double glazed french doors to outside



KITCHEN

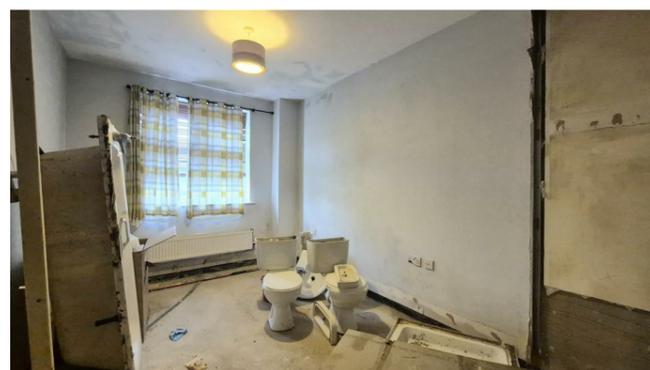
11'0 x 8'3



BEDROOM ONE

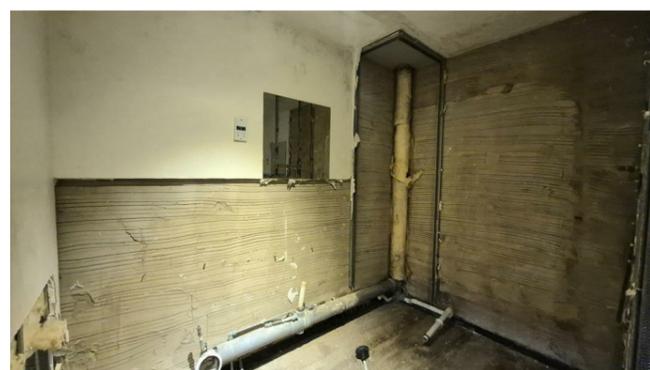
13'10 x 9'0

Double glazed window to front



EN-SUITE

8'7 x 5'8



BEDROOM TWO

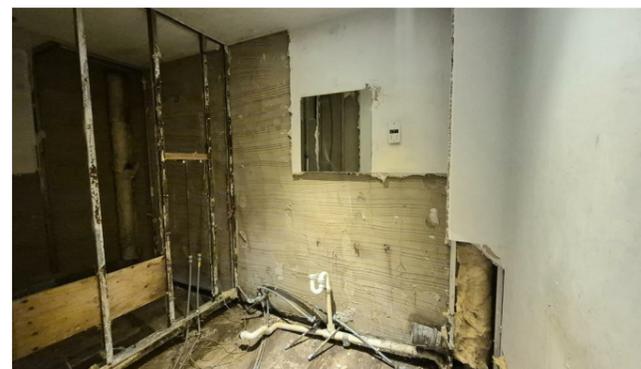
10'4 x 7'10

Double glazed window to front



BATHROOM

7'3 x 5'9



OUTSIDE



PARKING

The property features one allocated parking space via gated entry with visitor bays for communal use

LEASE DETAILS

999 Year lease from 2007 with 977 years remaining. The seller informs us there is an annual ground rent of £670 and a service charge of £2100. These figures are for

guidance and one should refer to the legal pack for clarification.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band C Buckinghamshire council

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1800 (£1500 plus vat)

HOW TO GET THERE

From Aylesbury railway station, head southeast on Station Way toward Friarage Road, then turn left onto Friarage Road (A41). Continue along the A41 and follow signs for the town centre, keeping in the left lane as you approach the roundabout. Take the appropriate exit onto the ring road (A418) following signs for Bedgrove, then continue straight ahead at the next roundabout. Turn left onto Camborne Avenue, continue through the residential area, and then take a right turn onto Coxhill Way.

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For further information on viewing call 01908 030127