



WILLOW ROAD, AYLESBURY, BUCKINGHAMSHIRE

ASKING PRICE £85,000

LEASEHOLD

A one bedroom retirement apartment situated in a central location, within easy walking distance to the town. The property boasts communal gardens, providing a pleasant outdoor space. Offered with no upper chain, making it a straightforward move. Exclusively available for individuals aged 60 and over, ensuring a relaxed, age-appropriate living environment.



WILLOW ROAD

• CENTRAL LOCATION • RETIREMENT
PROPERTY • ONE
BEDROOM • COMMUNAL
GARDENS • WALKING DISTANCE TO TOWN
CENTRE • NO UPPER CHAIN • SPACIOUS
LIVING ROOM • OVER 60'S



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

Upon entering the property, you are welcomed by a hallway leading to all the key areas. The bright and airy living room features a beautiful feature fireplace, creating a cozy atmosphere, along with a built-in storage cabinet offering convenient space.

The bedroom is generously sized and comes complete with built-in wardrobes and additional units, providing ample storage for your personal items. The modern shower room is well equipped with a walk-in shower, offering practicality and ease of use.

The kitchen is functional and well-designed, featuring an inset electric hob and oven, as well as space for additional appliances.

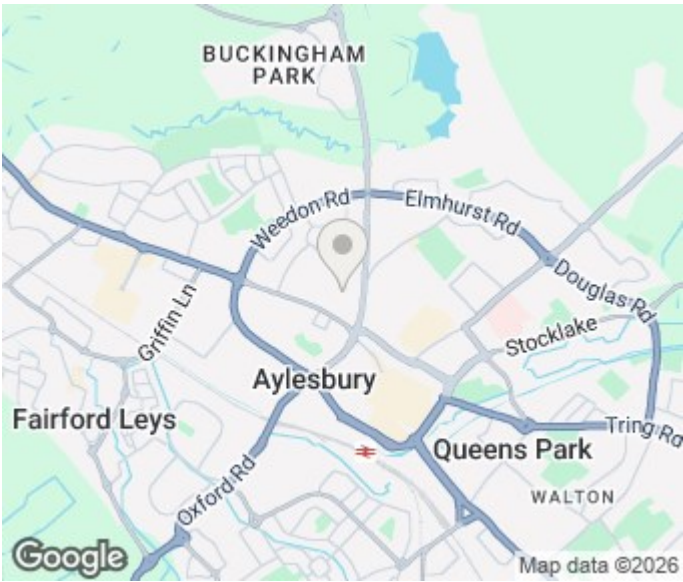
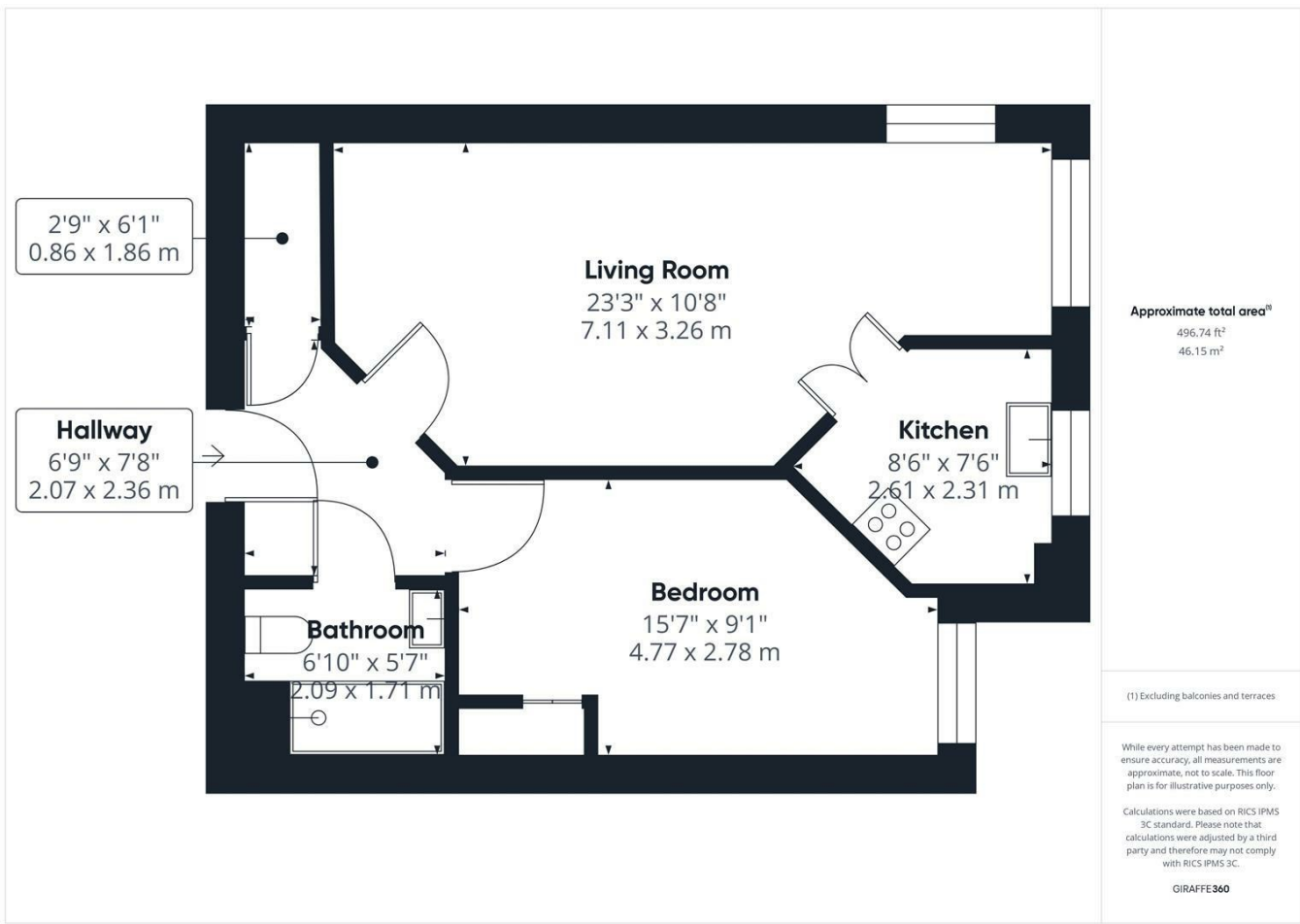
The apartment is set within well maintained communal gardens, providing a peaceful outdoor space for residents to enjoy. The property is offered with no upper chain, making it an ideal choice for a hassle free move. Exclusively for individuals aged 60 and over, the apartment ensures a safe and supportive living environment.

NOTES

LEASE INFO - 125 year lease, 96 years left. Service Charge £3198 approx per year. Ground Rent £520 approx per year.

WILLOW ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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