

50 Sycamore Court, Buckinghamshire, HP19 9SZ



Price: £115,000

Lease: 95 years and 10 months

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR.

Sycamore Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

- Residents' lounge
- Development Manager
- 24 hour emergency Appello call system
- Minimum Age 60
- Lift to all floors
- Guest Suite
- Communal Laundry facilities
- Lease: 125 years from 1996
- Service Charge £3300.02, Ground Rent £520.00
- Price to include carpets, curtains and light fittings



For more details or to make an appointment to view, please contact **Mandy Abbott**

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Total floor area 61.8 sq.m. (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/08/2026

Annual Ground Rent: £520

Ground Rent Period Review: 2040

Annual Service Charge: £3300.02

Council Tax Band: B

Event Fees: 1% Transfer, 1% Contingency

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