



**Connells**

Sycamore Court Willow Road  
Aylesbury



## Property Description

\*CHAIN FREE\* Well presented two double bedroom upper floor retirement apartment within easy walking distance to Aylesbury town centre offering brilliant communal areas throughout and well-maintained gardens.

This property comprises of:

Entrance hall, spacious lounge / diner with plenty of flexible space, fitted kitchen, two double bedrooms with built in wardrobes to master and all with access to bathroom with assisted walk in shower.

Internal viewing of this property is highly recommended.

## Entrance Hall

Door to front, x two storage areas, carpet

## Lounge

## Kitchen

8' max x 7' 6" max ( 2.44m max x 2.29m max )

Window to front, electric hob and electric oven, part tiling, wall and base units. Sink/drainer space for a washing machine and fridge vinyl flooring

## Bedroom 1

13' 8" max x 9' 3" max ( 4.17m max x 2.82m

max )

Window to front, carpet - build in wardrobe, radiator

## Bedroom 2

13' 9" max x 9' 3" max ( 4.19m max x 2.82m max )

Window to front, carpet and radiator

## Bathroom

wc, wash hand basin, shower cubical fully tiled vinyl flooring

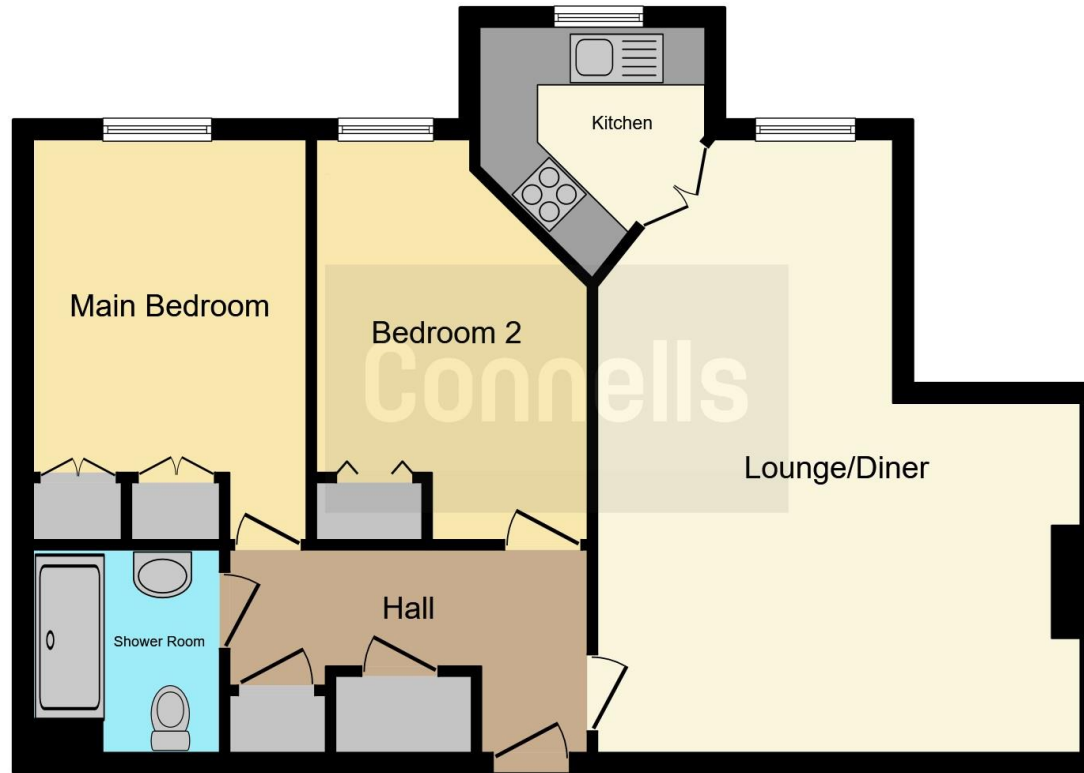
## Gardens

Communal









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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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2 Temple Street  
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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS311748](http://connells.co.uk/Property/ALS311748)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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