



Sycamore Court

Connells

Sycamore Court Willow Road
Aylesbury

Sycamore Court Willow Road Aylesbury HP19 9SZ

for sale offers over
£100,000



Property Description

* CHAIN FREE * CONNELLS are happy to bring to the market this spacious ONE bedroom retirement apartment located in Sycamore Court. A thriving community with communal lounge areas, organised events and manicured gardens with several park benches to enjoy the fresh air.

The apartment comprises of: An entrance hall which homes cupboards for additional storage, the bathroom is fit with a bath/mixer with shower overhead and also homes the airing cupboard. The bedroom of the apartment is of a generous size and also offers built in wardrobes and a front aspect window. The kitchen includes wall and base units, with electric hob and oven. Finally the open plan living/dining area offers ample space and offers a feature fireplace and opens up with patio doors to the rear communal garden.

A viewing is highly recommended for this property. Call CONNELLS on 01296 395111 to register your interest!

Aylesbury Town - A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Lounge/Diner

14' 6" MAX x 17' 5" MAX (4.42m MAX x 5.31m MAX)

Door to front, carpet underfoot, feature fireplace

Kitchen

5' 8" MAX x 8' 11" MAX (1.73m MAX x 2.72m MAX)

Window to front, vinyl underfoot, wall and base units, electric hob and oven, sink/drain

Bedroom One

8' 7" MAX x 12' 7" MAX (2.62m MAX x 3.84m MAX)

Window to front, carpet underfoot, radiator, built in wardrobe

Bathroom

Airing cupboard, wc, whb, bath/mixer with shower overhead, carpet underfoot

Rear Garden

Communal garden

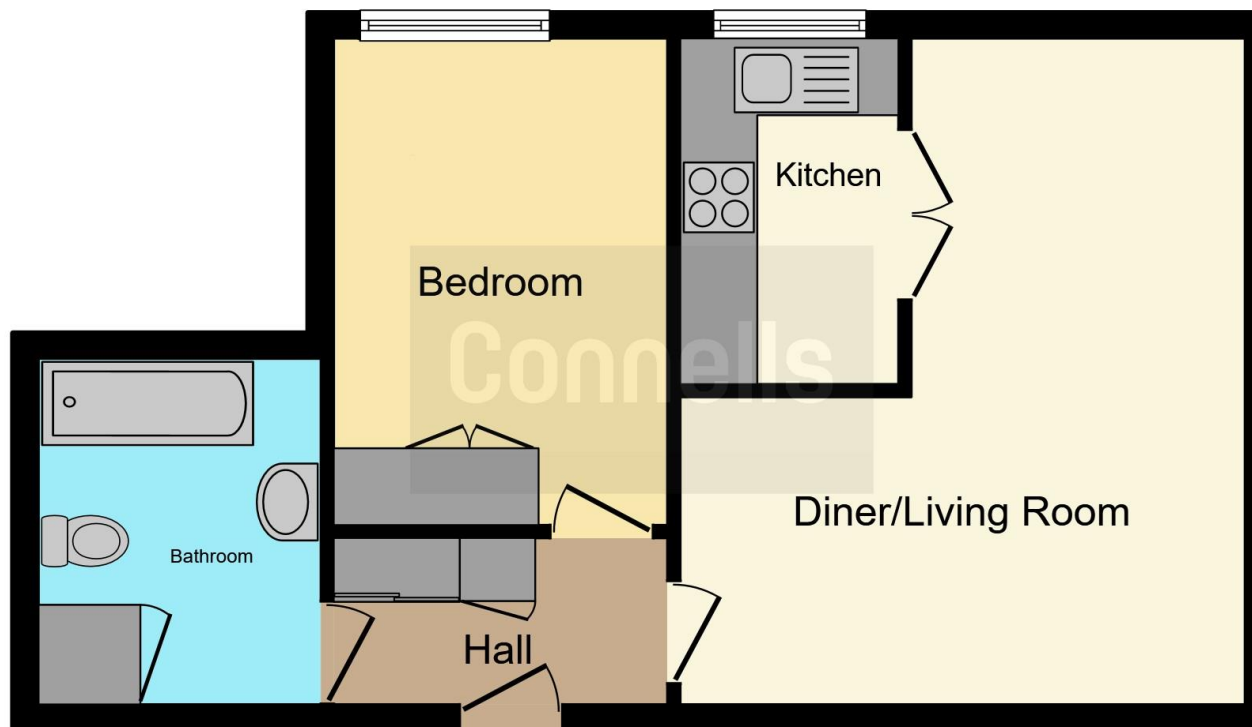
Parking

Residents parking









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

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1500.00

Ground Rent:
 270.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312322

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ALS312322 - 0004