



Sycamore Court

**Connells**

Sycamore Court Willow Road  
Aylesbury





## 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, the bathroom is fit with a shower cubicle. 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 built in shelves.

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.

## Entrance Hall

Door to front, carpet underfoot

## Lounge

Irregular Shaped Room 23' 1" MAX x 10' 8" MAX ( 7.04m MAX x 3.25m)

Window to front and side, carpet underfoot, radiator, freestanding fireplace, built in shelves

## Kitchen

Irregular Shaped Room 7' 7" max x 7' max ( 2.31m max x 2.13m)

Window to front, vinyl underfoot, wall and base units, sink/drainage, electric hob and oven, part tiling

## Bedroom One

15' 8" max x 9' 2" max ( 4.78m max x 2.79m max )

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

## Bathroom

WC, WHB, shower cubicle, tiling underfoot, part tiling

## Parking

Residents parking





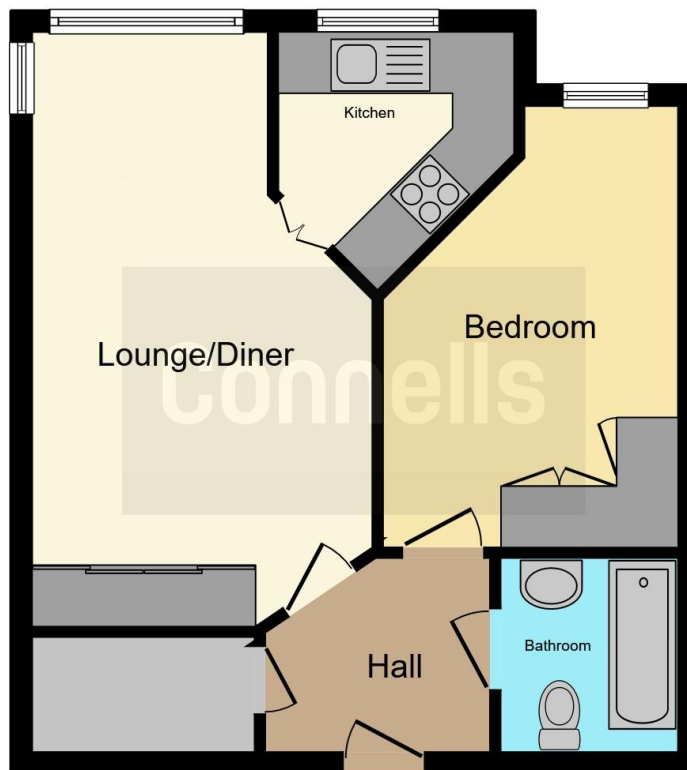












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 3200.00

Ground Rent:  
 520.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ALS312196](http://connells.co.uk/Property/ALS312196)**

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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Property Ref: ALS312196 - 0006