



Pearl Court Croft Road, Aylesbury HP21 7BY



welcome to

Pearl Court Croft Road, Aylesbury

This two-bedroom ground floor retirement apartment is rarely available and is located in the popular Pearl Court development. Pearl Court is a purpose-built retirement development for those over 60 and is conveniently located within walking distance of the town centre and railway station. The development offers a residents' lounge with social activities, a guest suite, a laundry room, a lift to all floors, a residents' parking area, a house manager, a security entry system, and a 24-hour care line emergency call system in apartments and communal areas. The apartment is situated at the back of the building and features double glazing, an entrance hall, a reception room with access to quiet, communal gardens, a fitted kitchen, a master bedroom with an en-suite shower room, a further double bedroom, and a bathroom. We highly recommend an internal viewing.



Accommodation Comprises

Entrance Hall

Lounge/ Dining Room

17' 6" x 10' 5" (5.33m x 3.17m)

Kitchen

8' 11" x 5' 9" (2.72m x 1.75m)

Bedroom One

13' 6" x 9' 1" (4.11m x 2.77m)

En-Suite Shower Room

Bedroom Two

9' 5" x 13' 5" (2.87m x 4.09m)

Bathroom

Communal Gardens

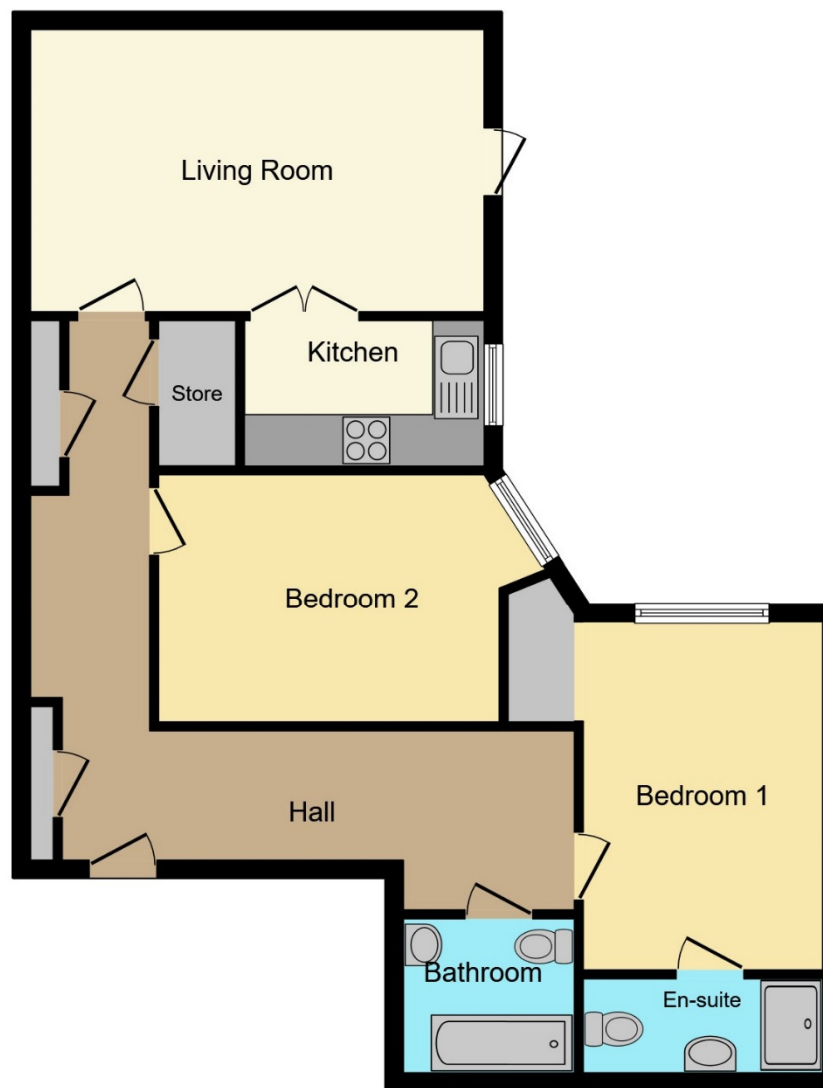
Residents' Parking Area

Pearl Court

Pearl Court is a purpose built retirement development for the over 60s and being situated within walking distance of the Town centre and railway station. The development features a residents' lounge with social activities, guest suite, laundry room, lift to all floors, residents parking area, house manager, security entry system and 24 hour care line emergency call system in apartments and communal areas.

Agents Notes

Lease information is provided by the owner of the property and is subject to change. Please contact your legal representative when discussing lease fees.



Total floor area 75.6 sq.m. (814 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Pearl Court Croft Road, Aylesbury

- TWO DOUBLE BEDROOM RETIREMENT APARTMENT
- GROUND FLOOR
- DIRECT ACCESS TO QUIET COMMUNAL GARDEN
- EN-SUITE TO MASTER BEDROOM
- NO UPPER CHAIN
- MUST BE VIEWED

Tenure: Leasehold EPC Rating: Awaited

£185,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
AYL113861 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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