



Sycamore Court Willow Road, Aylesbury HP19 9SZ



welcome to

Sycamore Court Willow Road, Aylesbury

Brown & Merry are pleased to offer for sale this two-bedroom retirement apartment being situated within this popular development, close to the town centre (0.8 miles) and offered for sale with no upper chain. The apartment features entrance hall, lounge, fitted kitchen, two bedrooms with shutters fitted to the main bedroom windows, refitted shower room, generous storage cupboards, communal gardens, and residents parking area. NO UPPER CHAIN.



Accommodation Comprises

Entrance Hall

Lounge

9' 8" +recess x 17' (2.95m +recess x 5.18m)

Kitchen

7' x 7' 4" (2.13m x 2.24m)

Bedroom One

13' 8" max x 8' 11" (4.17m max x 2.72m)

Bedroom Two/dining Room

12' 8" max x 8' 8" max (3.86m max x 2.64m max)

Shower Room

Outside

Communal Gardens

Residents Parking Area

Sycamore Court

Sycamore Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 4 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. 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.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



Total floor area 47.3 sq.m. (509 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). Powered by www.focalagent.com



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Sycamore Court Willow Road, Aylesbury

- RETIREMENT APARTMENT
- TWO BEDROOMS
- FITTED SHUTTERS TO BEDROOM ONE
- LOUNGE & FITTED KITCHEN
- REFITTED SHOWER ROOM
- GENEROUS STORAGE
- COMMUNAL GARDENS
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: Awaited

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 Leasehold packs.

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL114763 - 0004

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



brownandmerry.co.uk