



Churchill Court Beaconsfield Road, Aylesbury HP21 7RG

welcome to

Churchill Court Beaconsfield Road, Aylesbury

Brown & Merry are pleased to offer for sale this two-bedroom ground floor apartment for over 55's located in the popular Churchill Court development on Beaconsfield Road just a short walk from Aylesbury town centre. The property comprises entrance hall, lounge, kitchen, two bedrooms, bathroom, The complex benefits from communal resident's lounge with a host of activities on offer, laundry room, well-manicured communal gardens and residents parking. Viewing is highly recommended.



Accommodation Comprises

Entrance Hall

Lounge

13' 5" x 10' 9" (4.09m x 3.28m)

Kitchen

9' 4" x 6' 7" (2.84m x 2.01m)

Bedroom One

12' 4" x 8' 4" max (3.76m x 2.54m max)

Bedroom Two

8' 11" max x 7' 5" max (2.72m max x 2.26m max)

Bathroom

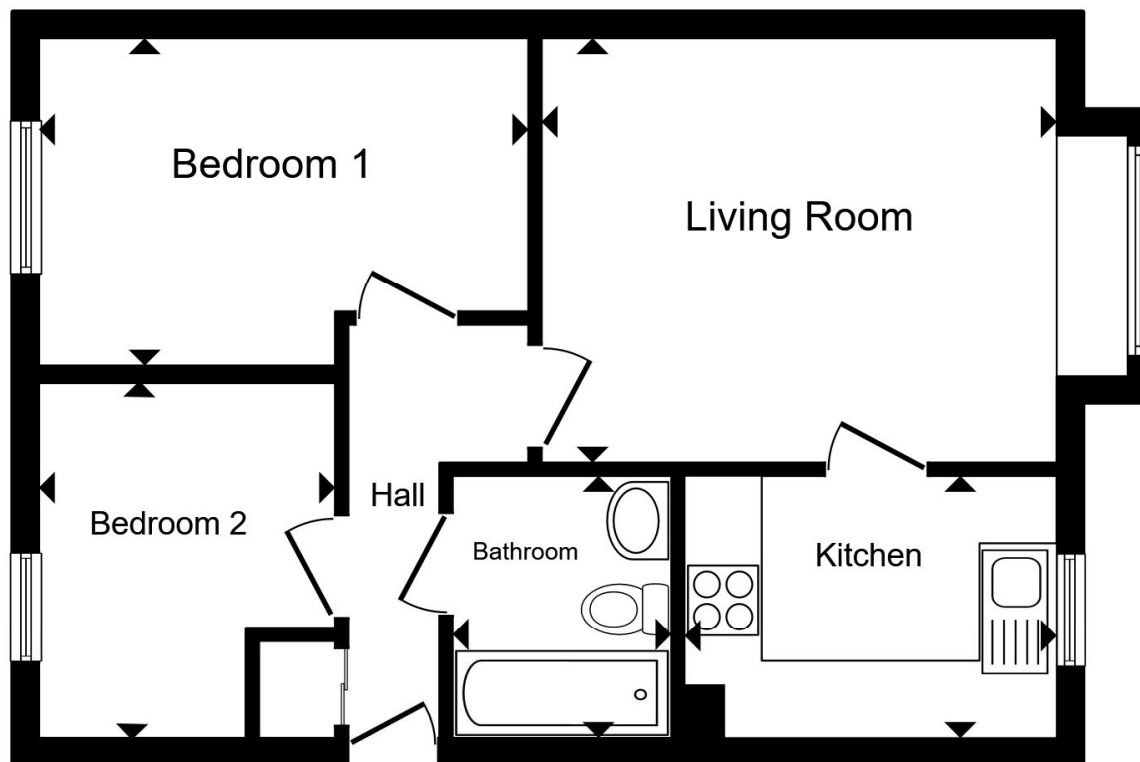
Outside

Communal Gardens

Residents Parking

Churchill Court

Churchill Court is located on Beaconsfield road and within walking distance of the Waterside Theatre and town centre which offers a range of facilities including shops, main railway station, sports and recreational facilities. Churchill Court also features communal facilities including a lounge, laundry and visitors bedroom. There is a site manager available to assist and guide residents. The flat features emergency pull cord in the bedroom in the event the resident requires special assistance.



Total floor area 44.0 m² (474 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.propertybox.io


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Churchill Court Beaconsfield Road, Aylesbury

- TWO BEDROOMS
- RETIREMENT APARTMENT
- GROUND FLOOR
- NO CHAIN
- MUST BE VIEWED

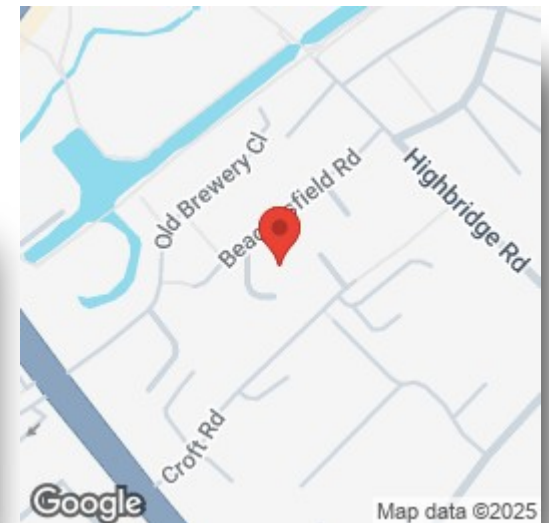
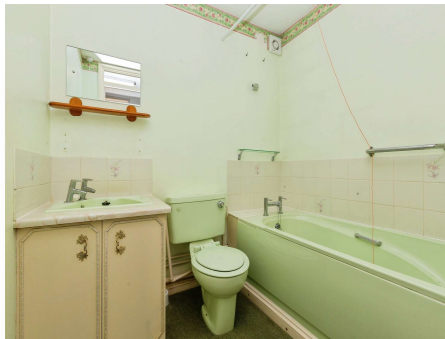
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115968 - 0003

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.


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