



Dormer Close

The Willows | Aylesbury | Buckinghamshire | HP21 8UZ



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Williams Properties are pleased to welcome to the market this lovely Top Floor One double bedroom flat located on The Willows, Aylesbury. The property is located close to shops, schools and local amenities. Located on the second floor, this apartment offers plenty of space throughout with a good size living room, double bedroom with cupboards to the right as you walk in, separate kitchen with plenty of cupboard space plus benefits a large double storage cupboard off the hallway. This apartment would be ideal for a first-time buyer or can come with a tenant in situ for an investor which currently offers a great yield of just under 6%.

Offers in excess of £160,000

- One Double Bedroom
- Popular Location
- Close to town centre and local amenities
- Located in Aylesbury 'The Willows' Development
- Chain Free
- Second Floor Flat
- Allocated Parking Space
- Ideal for a First Time Buyer or BTL Investor
- Investment Opportunity just under a 6% yield with potential of just under 6.7%
- Internal Viewing Advised

Oakwood Park

Oakwood Park is a development on the West side of the town. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester, and offers regular buses into the town centre. There is a rail service offering direct links with London Marylebone (approx. 55 minutes)

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available



The mainline train station with regular services into London Marylebone is easily accessible on foot or by bus/car. There are excellent road transport links with easy access to the A41.



Living Room

Plenty of space throughout with a good size living room

Bedroom

Double bedroom with cupboards to the right as you walk in

Parking

Allocated parking for one vehicle.

Lease Details

The vendor has advised of the following:
 Length of Lease - 125 years
 Lease Remaining - 90 Years
 Ground rent - £96 approx.
 Service Charge - £110 approx. per month

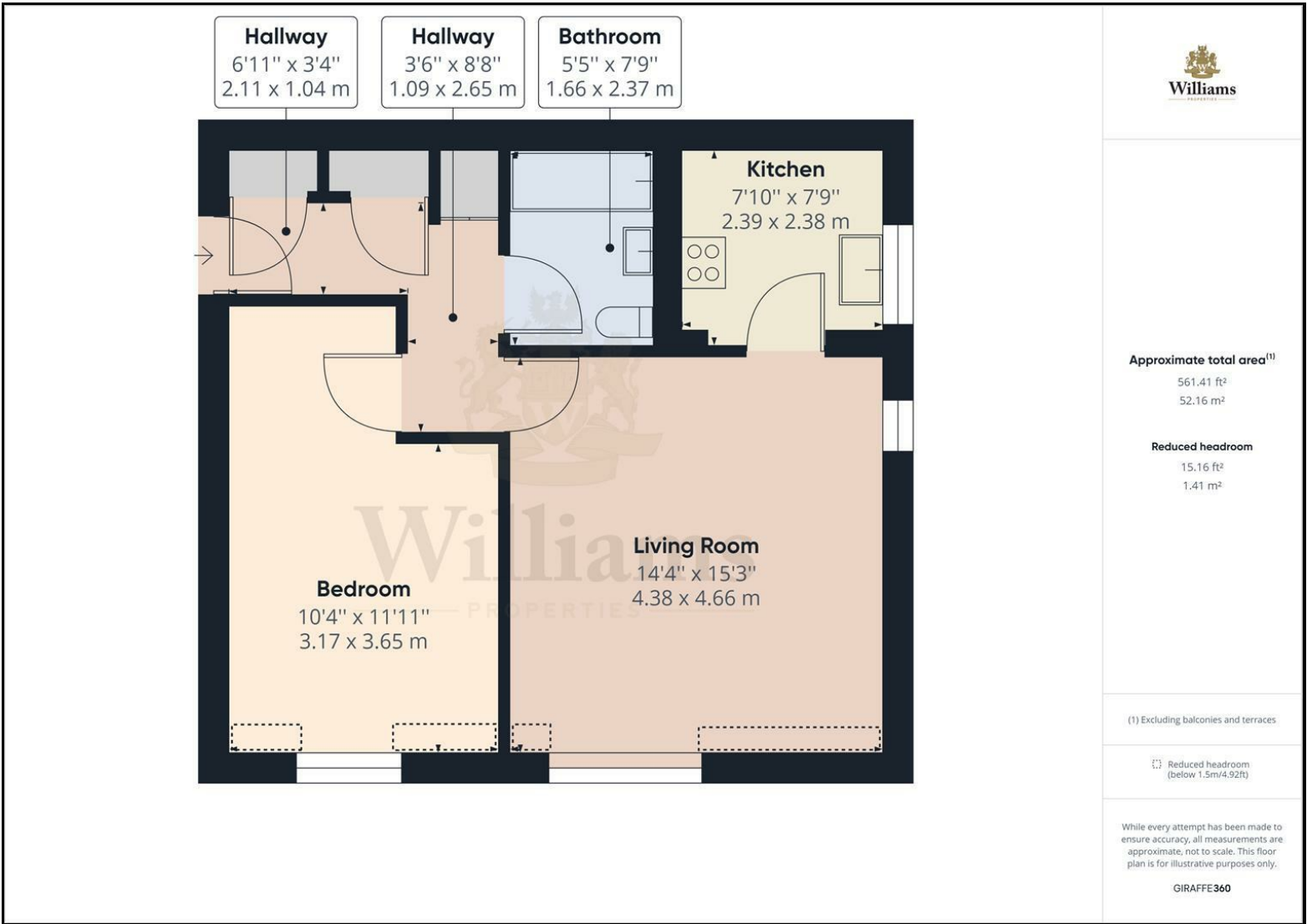
We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.