



Sycamore Court

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Willow Road | Aylesbury | Buckinghamshire | HP19 9SZ





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Williams Properties welcome to the market this superb two bedroom retirement flat in Sycamore Court, Willow Road. The property consists of an entrance hall, two bedrooms, bathroom, lounge and a fitted kitchen with appliances. Sycamore Court is a thriving community with communal lounge areas, organised events and manicured gardens with several park benches to enjoy the fresh air. Age restriction applies.

## Offers in excess of £150,000

- Central Location
- Two Bedroom Retirement Flat
- Walking Distance To Town
- Communal Gardens

### Aylesbury Town

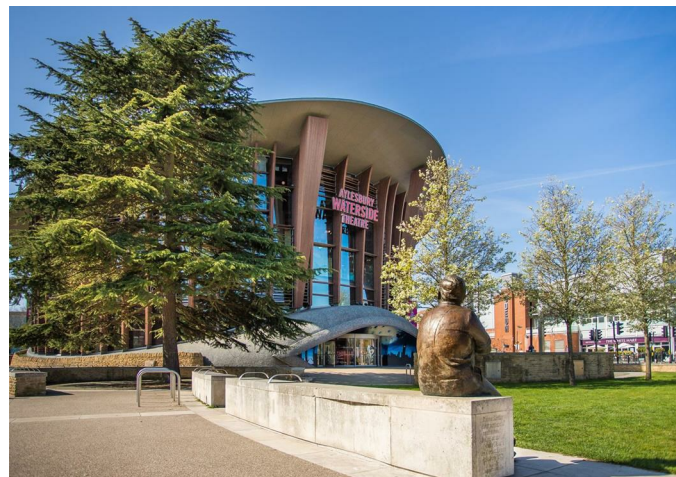
A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council





Sycamore Court can be found on the fringes of the town centre and a short walk to all local town centre amenities.

The development offers a wealth of facilities for residents and has many fine communal areas to use, including the manicured gardens with a number of benches to sit and enjoy a lazy sunny afternoon.



**Lease Details**

The vendor has advised of the following:

Length of Lease - 125 years

Lease Remaining - 97 years

Current Ground rent - £293.09 every 6 months

Current Service Charge - £2,323.60 every 6 months

Minimum age 60 years and if a joint purchase then second owner must be 55 years or over (landlords prior permission required if buyer is less than 60 years of age)

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

**Services**

All main services available

**Hallway**

Enter through the front door into the hallway with doors to the bathroom, lounge and both bedrooms. Storage cupboards.

**Bathroom**

Comprising of a wc, hand wash basin unit, enclosed shower cubicle and tiling to splash sensitive areas.

**Lounge**

Lounge consists of a window, light fitting to ceiling, radiator, herringbone style flooring and space for a sofa set and other furniture.

**Kitchen**

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl with mixer tap, inset electric hob and oven, integrated fridge and washing machine.

**Bedroom**

Bedroom consists of a window, light fitting to ceiling, radiator, herringbone style flooring and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window, built in wardrobes, light fitting to ceiling, radiator, herringbone style flooring and space for a double bed and other furniture.

**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.

