



Sycamore Court

4 Sycamore Court Willow

| Aylesbury | Buckinghamshire | HP19 9SZ



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Williams Properties are delighted to present this one bedroom retirement apartment, in an ideal location just a short distance from the centre of Aylesbury. This spacious apartment consists of an entrance hall, lounge-diner, kitchen, bedroom and bathroom. Exclusively for over 60's, this property boasts a 24 hour monitored pull-cord system, creating reassurance for all those involved. Sycamore Court is a thriving community with communal lounge areas, organised events and manicured gardens with several park benches to enjoy the fresh air. Viewing is highly recommended on this ideal retirement apartment.

£115,000

- Lounge With Door Leading Directly Onto Gardens
- Ground Floor Retirement Property
- Communal Gardens and Social Rooms
- Retirement Property Rooms
- Town Centre Location
- One Bedroom
- Parking Available
- Viewings highly Advised

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 B

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hallway featuring newly carpeted flooring, a pendant light to the ceiling, storage cupboards and doors to the bathroom, bedroom and lounge/diner.



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 sunny afternoon.



Lounge/Diner
This Lounge/Diner consists of newly carpeted flooring, lights fitted to the walls, a wall mounted electric storage heater, an electric fireplace, glass doors to the kitchen and a further door to the outside communal gardens. Space for a sofa set, dining table and other living room furniture.

Kitchen
This Kitchen consists of a range of wall and base mounted units with roll on worktops, an inset basin with taps and a draining board, electric hob, oven and extractor, comes with a fridge and freezer, with space for more under counter white goods. Window overlooking communal gardens and a fitted light to the ceiling.

Bathroom
This bathroom features fully tiled walls, a sink with taps over a vanity unit, a low level WC, a wall mounted light and a bathtub featuring an electric bath lift, a Victoria mixer tap and a handset.

Bedroom
This bedroom features carpeted flooring, a window overlooking the communal gardens, a wall mounted electric heater, space for a bed and units overhead and to the side with a fitted light to the underside.

Lease Details
The vendor has advised of the following:
Lease Term - 125 Years
Lease Remaining - 96 Years
Ground rent - £260 paid twice yearly approx.
Service Charge - £3183.76 per annum approx..

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.



