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Aylesbury | Buckinghamshire | HP19 9SZ



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Sycamore Court

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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 
  Retirement Property Rooms
- Town Centre Location
- One Bedroom
- Parking Availible
- 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.

	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) 🔊		
(81-91) B	66	76	(81-91)		
(69-80) C		70	(69-80) C		
(55-68)			(55-68)		
(39-54)			(39-54)		
(21-38)			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		





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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.