



23 Florence Court

Willow Road | Aylesbury | Bucks | HP19 9SY



Williams
PROPERTIES

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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. Florence 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.

£99,999

- Lounge/Diner With Door Leading Directly Onto Gardens
- Communal Gardens and Social Rooms
- One Bedroom
- Parking Available
- Ground Floor Retirement Property
- Town Centre Location
- Social Events Throughout The Year On Offer
- Viewings Highly Recommended

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.

Local Authority

Buckinghamshire Council

Services

mains electric
mains water

Council Tax

Band B

Entrance Hallway

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



Florence 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 carpeted flooring, lights fitted to the ceiling, 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, space for under counter white goods. Window overlooking communal gardens and a fitted light to the ceiling.

Bedroom
This bedroom features carpeted flooring, a window overlooking the communal gardens, a wall mounted electric heater, built in mirrored wardrobe, light fitting to the ceiling and provides space for a double bed and other bedroom furniture.

Bathroom
This bathroom features fully tiled walls, a sink with taps over a vanity unit, light fitting to the ceiling, a low level WC, a wall mounted light and a bathtub featuring an overhead shower and screen,

Lease Details
The vendor has advised of the following:
Lease Term - Ask Agent
Lease Remaining - Ask Agent
Ground rent - Ask Agent
Service Charge - Ask Agent

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

