



38 Florence Court

Willow Road | Aylesbury | Buckinghamshire | 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.

£125,000

- Retirement Property
- Town Centre Location
- First Floor
- Communal Gardens and Social Rooms
- One Bedroom
- Parking Available
- Lift Access
- Social Events Throughout The Year On Offer

## Town Centre

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 paid by the management company

## Council Tax

Band B

## Entrance

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 dual aspect Lounge/Diner is light and airy and 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 set of doors opening to a Juliet balcony. 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 and a fitted light to the ceiling.

**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,

**Bedroom**  
This bedroom is a spacious, light room and features carpeted flooring, a window overlooking the rear aspect, 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.

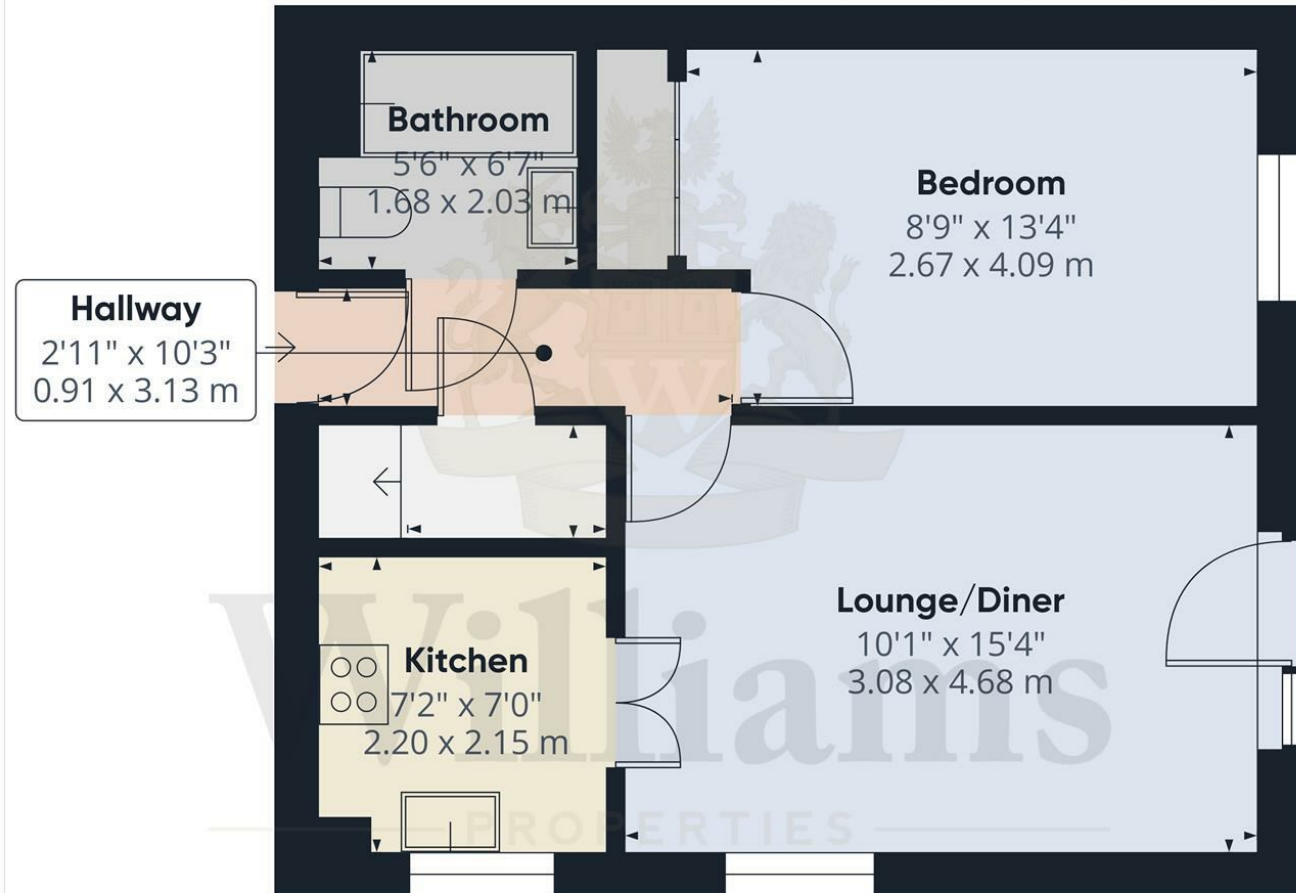
**Lease Details**  
The vendor has advised of the following:  
Lease Term - 125 Years  
Lease Remaining - 100 Years  
Ground rent - Ask Agent  
Service Charge - Ask Agent

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

**Buyers 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(00-00) D		
(39-54) E			(00-00) E		
(21-38) F			(01-01) F		
(1-20) G			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





**Approximate total area<sup>(1)</sup>**  
420.66 ft<sup>2</sup>  
39.08 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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