



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.

Offers in excess of £100,000

- 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,

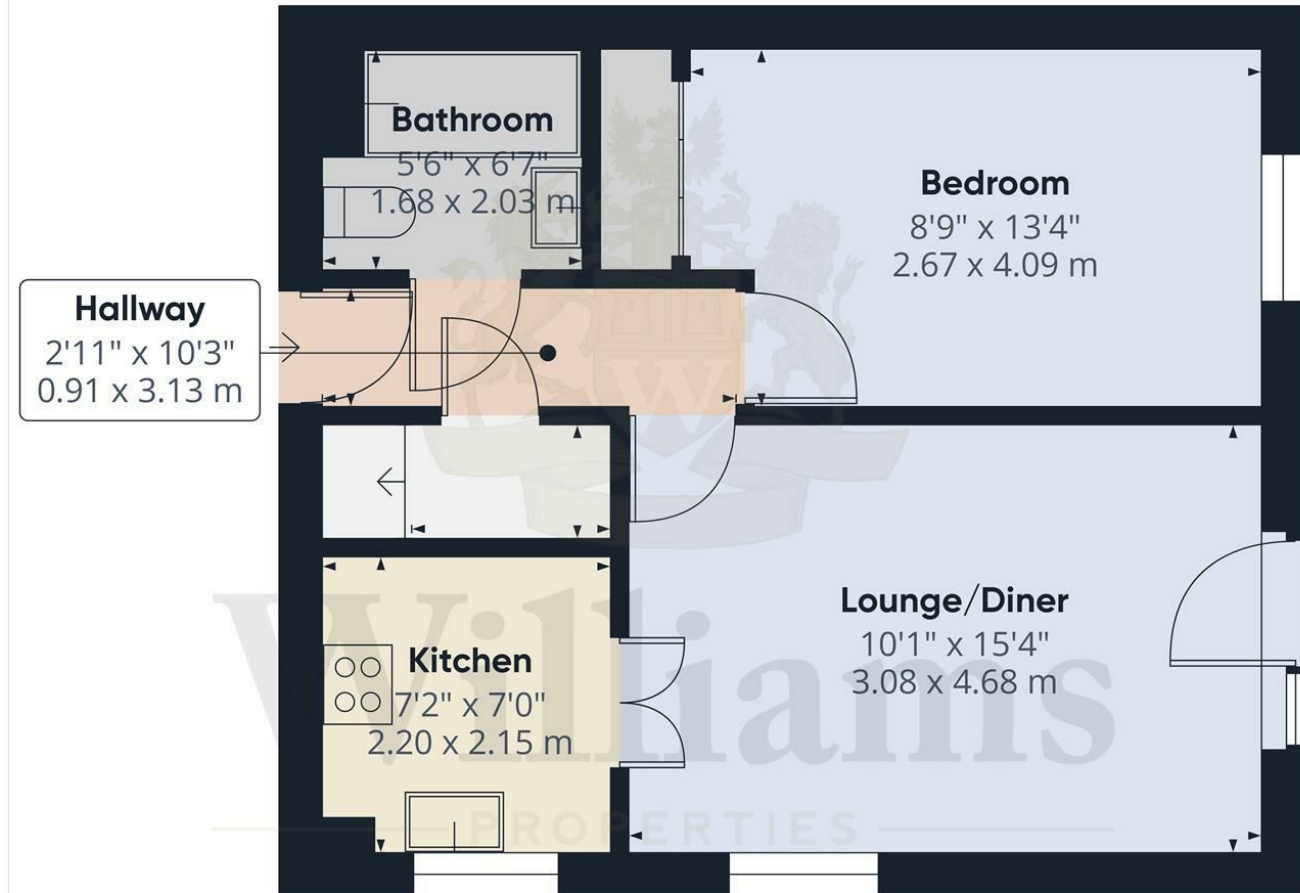
Bedroom
This bedroom is a spacious, light room and features carpeted flooring, a window overlooking the rear aspect, a wall mounted electric heater, built in mirrored wardrobe, light fitting to the ceiling and provides space for a double bed and other bedroom furniture.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
420.66 ft²
39.08 m²

(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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