



28 Florence Court

Willow Road | Aylesbury | Buckinghamshire | HP19 9SY



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Williams Properties are delighted to present a well maintained two 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, two bedrooms and a bathroom. Exclusively for over 60's, this property boasts a 24 hour monitored pull-cord system, creating reassurance for all those involved, lift to all floors, on site manager, guest room, stunning communal gardens surrounding the property with ample outdoor seating areas. Organised events and activities as well as on site parking facilities. Viewing is highly recommended on this ideal retirement apartment.

Offers in excess of £130,000

- Retirement Flat
- Communal Gardens
- Spacious Throughout
- No Chain
- Two Bedrooms
- Close To Shops & Amenities
- Exclusively For Over 60's
- Ideal Retirement Property

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 C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to both bedrooms, bathroom and lounge/diner.



The property is secluded and quiet, whilst being in the heart of Aylesbury.

Creating the perfect combination of accessibility and privacy. Transport links and local amenities are within close proximity by road or foot.



Lounge/Diner

This lounge/diner consists of carpet laid to floor, window, light fitting to ceiling, wall mounted heater and a door to the kitchen. Ample space for a sofa set, dining table and chairs and a range of other furniture.

Kitchen

Kitchen comprises a range of wall and base mounted units with roll top work surfaces, inset sink bowl unit with draining board and window over, inset electric hob, extractor and oven, under counter fridge and freezer.

Bedroom One

Bedroom one consists of built in wardrobes, carpet laid to floor, window, light fitting to ceiling and wall mounted heater. Space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to floor, window, light fitting to ceiling and wall mounted heater. Space for a double bed and other bedroom furniture.

Bathroom

Bathroom is fully tiled and comprises a low level wc, hand wash basin unit and a panelled bathtub with handrail, shower attachment and shower screen.

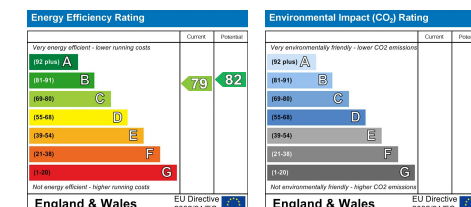
Lease Details

The vendor has advised of the following:
Start of Lease - May 2002
Lease Remaining - 101 years
Ground rent - £410 approx. per annum
Service Charge - £3744 approx. per annum

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.





Approximate total area⁽¹⁾
599.55 ft²
55.7 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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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.