



12 Pearl Court Croft Road

Town Centre | Aylesbury | Buckinghamshire | HP21 7BY



Williams
PROPERTIES

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Williams Properties are delighted to present a new to market, recently decorated two bedroom retirement apartment, in an ideal location just a short stroll from the centre of Aylesbury. This spacious apartment consists of an entrance hall, lounge, kitchen, two bedrooms, an en suite and a bathroom. Exclusively for over 60's, this property boasts fantastic amenities including a stylish communal lounge, comfortable guest suite for visiting friends and family, convenient laundry facilities, a modern lift, private car parking, and the reassurance of a dedicated house manager and secure entry system. Viewing is highly recommended on this ideal retirement apartment.

£189,750

- Retirement Flat
- Communal Gardens
- Redecorated with Brand New Carpets
- Lift Access
- Two Bedrooms
- Close To Shops & Amenities
- Exclusively For Over 60's
- No Chain

Aylesbury Town

Aylesbury town centre offers access to a wide range of shops, supermarkets, cafés, and restaurants, as well as weekly markets and local events. The area also offers excellent public transport links, including a nearby train station with direct routes to London in approximately 55 minutes and the A41 gives fast access to both the M40 & M25 motorway network— ideal for visiting family or day trips. With parks, a theatre, leisure facilities, and essential services like healthcare and pharmacies all close by, Aylesbury provides everything needed for a comfortable and fulfilling retirement lifestyle.

Council Tax

Band C

Lease Details

The vendor has advised of the following:

Length of Lease - 125 years

Lease Remaining - 107 years

Ground rent - £495.00 per annum

Service Charge - £5600.00 per annum

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

Local Authority

Buckinghamshire Council



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.



Entrance Hallway

Enter through the front door into the entrance hall with doors to both bedrooms, a bathroom, lounge, dining room and two storage cupboards.

Lounge

This lounge has been recently decorated, consisting of brand new carpet laid to floor, a window to the rear aspect with a view of the garden, light fittings to ceiling, a feature fireplace, a wall mounted heater and a door to the kitchen. Ample space for a sofa set, 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, window with garden view, inset electric hob, extractor, oven, fridge, frost-free freezer and microwave.

Bedroom

Bedroom two is currently being used as a dining room and consists of carpet laid to floor, a window overlooking the communal gardens, a pendant light 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 inset into a vanity unit and a panelled bathtub with handrail, heated towel rail, shower attachment and shower screen.

Bedroom

The master bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a window overlooking the communal gardens, an integrated wardrobe, door to the en suite and space for a double bed and other bedroom furniture.

En Suite

The en suite bathroom is fully tiled and composed of a hand wash basin with taps and inset into a vanity unit, a low level w/c, heated towel rail, laminate flooring, a fitted light to the ceiling and a fully enclosed shower unit.

Communal Areas & Facilities

Pearl Court offers you a range of useful facilities including access to a communal lounge, comfortable guest suite for visiting friends and family, convenient laundry facilities, lift access, private car parking, a dedicated house manager and secure entry system with 24 hour care line emergency call system in apartments and communal areas. Regular Social activities include: coffee mornings, and evening entertainment at least once a month., organised by residents. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).

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.



