



Sovereign Court Willow

| Aylesbury | | HP19 9NL



Williams
PROPERTIES

Sovereign Court Willow Road

| Aylesbury | | HP19 9NL

Williams Properties are delighted to welcome to the market this excellent first floor two bedroom apartment in Aylesbury Town Centre, walking distance to all amenities including the mainline train station. The property is in great condition, sold fully furnished and comprises of two bedrooms, a kitchen, lounge/diner and bathroom. Outside there is one allocated parking space and communal gardens to the front. Viewings are highly advised on this excellent first purchase or buy to let investment.

Offers in excess of £195,000

- Two Bedroom First Floor Flat
- Town Centre Location
- Communal Gardens
- Lounge / Diner
- Allocated Parking
- Modern Fitted Kitchen

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 B

Local Authority

Buckinghamshire Council

Services

All main services available

Hallway

Enter through the front door into the entrance hallway, comprised of tiled flooring, pendant lights to the ceiling and doors to both bedrooms, the lounge/diner, bathroom, storage cupboard a doorway to the kitchen.



Sovereign Court can be found on the fringes of the town centre and a short walk to all local town centre amenities.



Bedroom

Bedroom two features wood effect flooring, a window to the rear aspect, pendant light to the ceiling and space for a bed and other bedroom furniture.

Lounge / Diner

This living room is comprised of wood effect flooring, window to the rear aspect, fitted light to the ceiling, wall mounted electric heater and space for living and dining room furniture.

Bathroom

This bathroom is comprised of tiled wood effect flooring, studio spotlights to the ceiling, a heated towel rail, hand wash basin with a mixer tap inset into a floating vanity unit, bathtub with a hand held showerhead and mixer tap, frosted window, a wall mounted cupboard and a low level w/c.

Master Bedroom

The master bedroom is comprised of a window to the front aspect overlooking the communal gardens, a wall mounted electric heater, pendant light to the ceiling, wood effect flooring and space for a double bed and other bedroom furniture.

Kitchen

This kitchen features a window to the front aspect, tiled flooring, studio spotlights to the ceiling and a range of wall and base mounted units including integrated kitchen appliances such as an oven, electric stove, splash back and extractor, sink with a mixer tap and draining board and plumbing and space for other white goods such as a fridge/freezer and washing machine.

Communal Gardens

There are communal gardens to the front of the property for residents to enjoy.

Parking

There is an allocated parking space to the rear of the property.

Lease Details

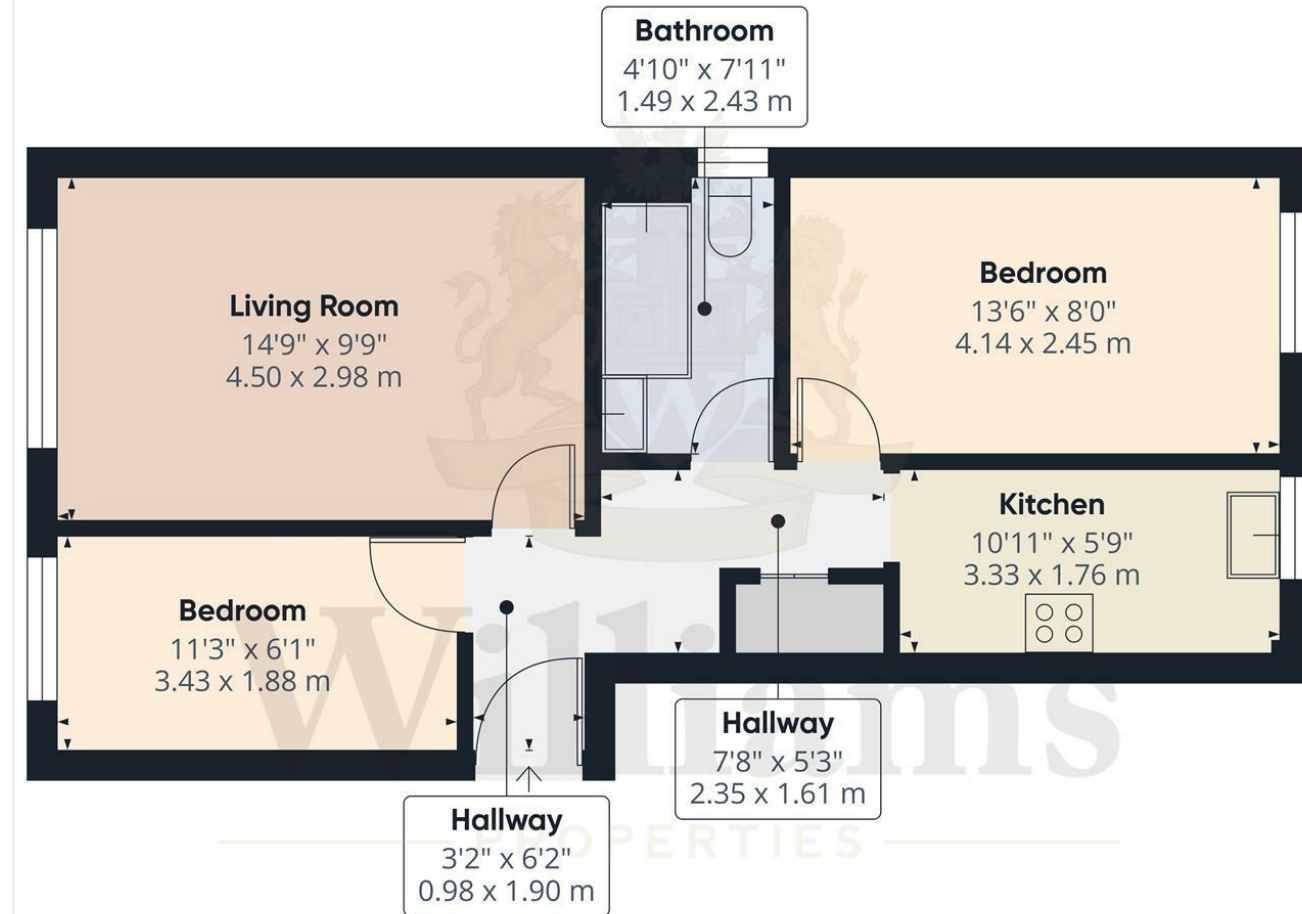
The vendor has advised of the following:
Length of Lease - 999 years
Lease Remaining - 964 years
Ground rent - TBC
Service Charge - 1680 per annum

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

Services

All main services available

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			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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⁾
491 ft²
45.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

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