



24 Pearl Court Croft Road

Town Centre | Aylesbury | Buckinghamshire | HP21 7BY



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Williams Properties are delighted to present a new to market, this first floor one 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/diner, kitchen, a bedroom and 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.

£125,000

- First Floor Retirement Flat
- Close To Shops & Amenities
- Lift Access
- Communal Gardens
- Exclusively For Over 60's
- Viewings Highly Recommended

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

Entrance Hall

Enter through the front door into the entrance hallway, comprised of carpeted flooring, a fitted light to the ceiling and doors to the bedroom, lounge/diner, storage cupboard and bathroom.



Welcome to Pearl Court – a vibrant retirement community for those aged 60 and over, perfectly positioned just a short stroll from the heart of Aylesbury Town Centre. Enjoy a relaxed and social lifestyle with 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. Everything you need for comfort, community, and peace of mind – all in one place."



Lounge / Diner

The lounge/diner is composed of carpet underfoot, a window to the rear aspect, a wall mounted radiator, feature fireplace, fitted lights to the ceiling and doors to the kitchen. Ample space for living and dining room furniture.

Kitchen

The kitchen is comprised of vinyl flooring, a window to the rear aspect, fitted light to the ceiling and a range of wall and base mounted units featuring integrated appliances such as a sink with a mixer tap and draining board, electric stove, extractor, microwave and oven. Half height tiling to splash sensitive areas.

Bedroom

The bedroom features a window to the rear aspect, pendant light to the ceiling, wall mounted radiator and an integrated wardrobe. Space for a king sized bed and other bedroom furniture.

Bathroom

This bathroom is comprised of carpeted flooring, a fitted light to the ceiling, a low level w/c, a hand wash basin with hot and cold taps and a double shower unit.

Lease Details

The vendor has advised of the following:
Length of Lease - 99 years
Lease Remaining - 71 years
Ground rent - £425 per annum
Service Charge - £3808.50 per annum

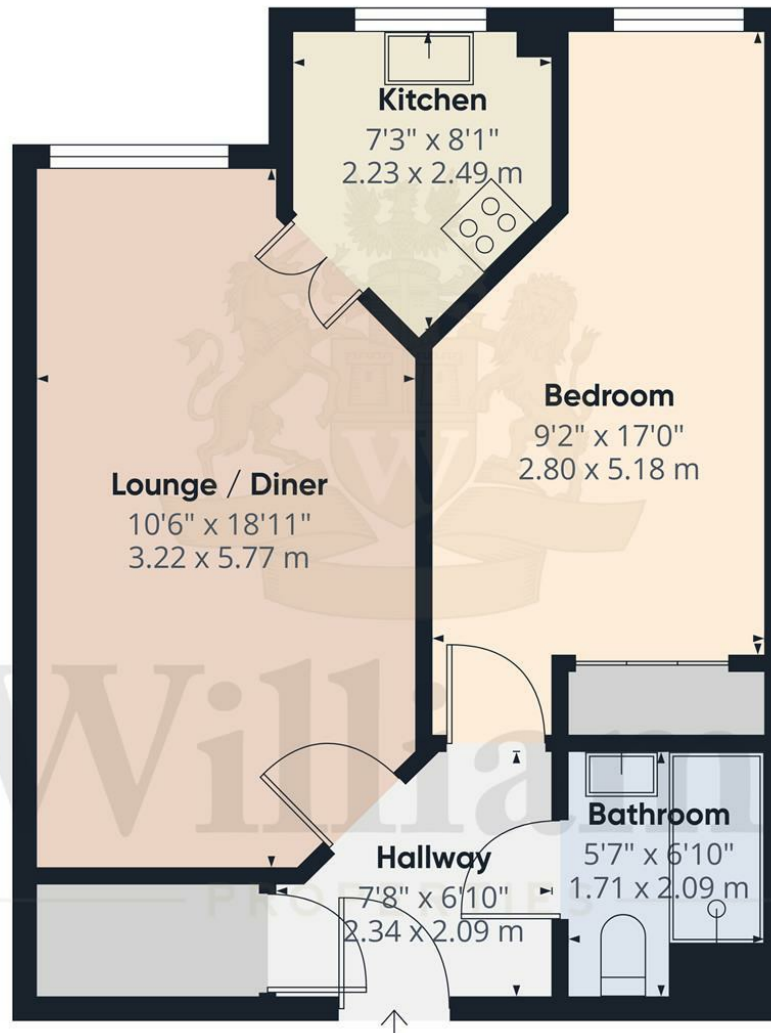
We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Approximate total area⁽¹⁾
481 ft²
44.7 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.

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.