



Sycamore Court

Connells

Sycamore Court Willow Road
Aylesbury



Property Description

CHAIN FREE – Connells are pleased to present this spacious one-bedroom retirement apartment in Sycamore Court, a well-established development offering a thriving community atmosphere with communal lounges, organised social events, and beautifully maintained gardens complete with seating areas to enjoy the outdoors.

Door to front, carpet underfoot

Lounge

Irregular Shaped Room 23' 1" MAX x 10' 8" MAX (7.04m MAX x 3.25m)

Window to front and side, carpet underfoot, radiator, freestanding fireplace, built in shelves

Kitchen

Irregular Shaped Room 7' 7" max x 7' max (2.31m max x 2.13m)

Window to front, vinyl underfoot, wall and base units, sink/drainer,. electric hob and oven, part tiling

Bedroom One

15' 8" max x 9' 2" max (4.78m max x 2.79m max)

Window to front, carpet underfoot, radiator, built in wardrobe

Bathroom

WC, WHB, shower cubicle, tiling underfoot, part tiling

Parking

Residents parking

The accommodation includes an entrance hall with access to a shower-equipped bathroom. The generous double bedroom features built-in wardrobes and a front-aspect window. The kitchen provides a range of wall and base units along with an electric hob and oven. Completing the layout is the open-plan living/dining area, offering excellent space, a feature fireplace, and built-in shelving.

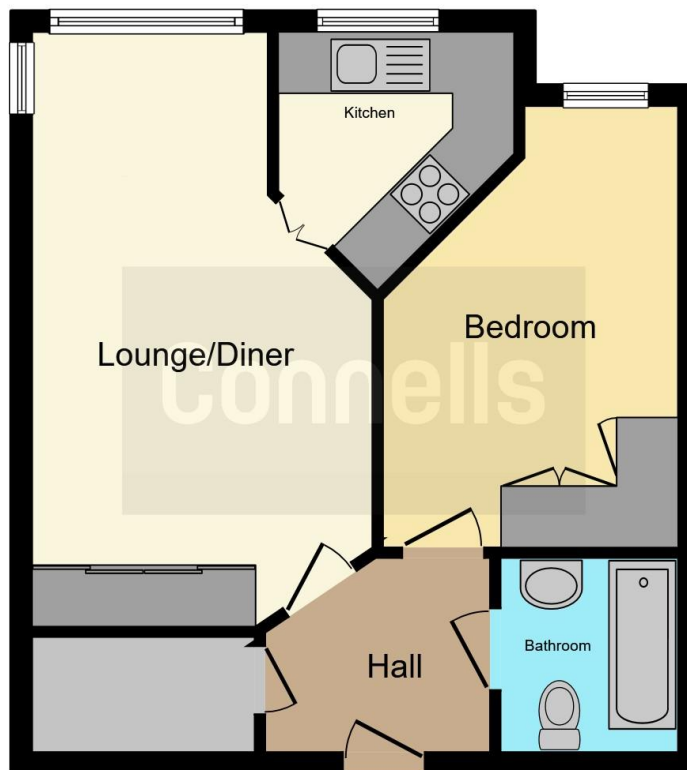
A viewing is strongly recommended. Contact Connells on 01296 395111 to register your interest.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 3200.00

Ground Rent:
 520.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312196

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312196 - 0012