



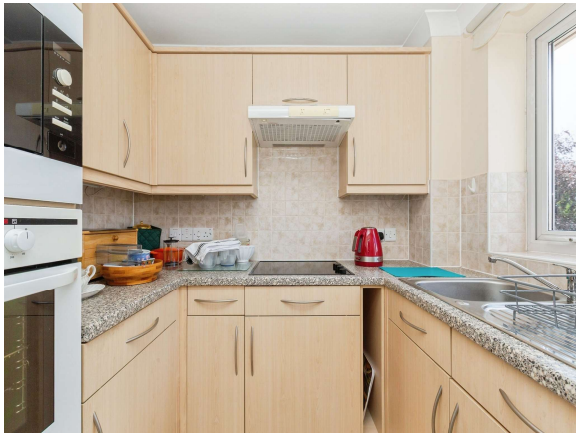
Pearl Court Croft Road, Aylesbury HP21 7BY



welcome to

Pearl Court Croft Road, Aylesbury

Situated within the sought-after Pearl Court in Aylesbury, this well-presented retirement apartment offers comfortable and secure living exclusively for those seeking a relaxed lifestyle. This probate sale presents a wonderful opportunity to acquire a thoughtfully maintained home boasting a generous 501 sq ft of space. Inside, the apartment features a bright and spacious double bedroom, complemented by a modern bathroom for convenience. The well-proportioned living area creates a warm and inviting ambience, perfect for unwinding or entertaining visiting friends and family. Residents will appreciate the practical layout and good overall condition of the property, ensuring a move-in ready experience.



Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Accommodation Comprises

Entrance Hall

Kitchen

6' 7" x 6' 3" (2.01m x 1.91m)

Living Room

6' 7" x 6' 3" (2.01m x 1.91m)

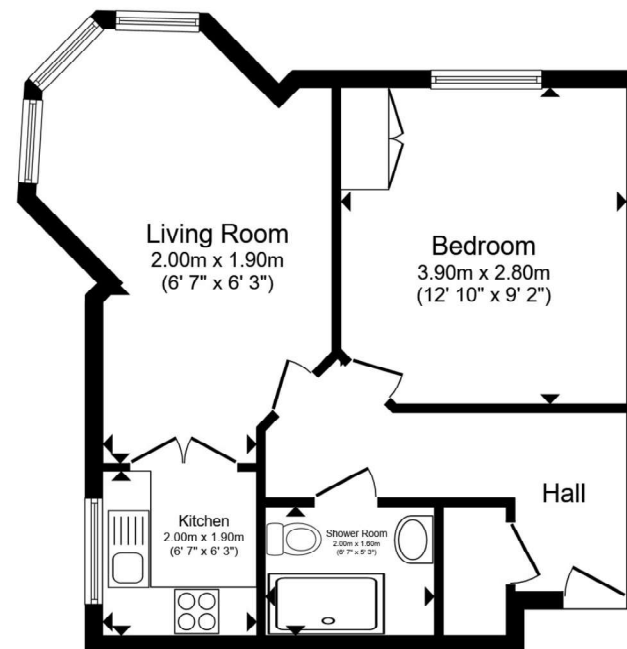
Bedroom

12' 10" x 9' 2" (3.91m x 2.79m)

Shower Room

6' 7" x 5' 3" (2.01m x 1.60m)

Pearl Court itself enjoys residents' parking, making day-to-day living straightforward and accessible. For those who enjoy the hustle and bustle of local life, Aylesbury town centre is located close by, offering an array of shops, cafés, and essential amenities. Excellent transport links are on hand, with the nearby Aylesbury railway station providing easy access for visiting loved ones or trips further afield.



Total floor area 46.6 m² (501 sq.ft.) approx

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.propertybox.io



view this property online brownandmerry.co.uk/Property/AYL115909



welcome to

Pearl Court Croft Road, Aylesbury

- ONE BEDROOM RETIREMENT APARTMENT
- POPULAR PEARL COURT DEVELOPMENT
- NO UPPER CHAIN
- RESIDENTS PARKING
- MUST BE VIEWED

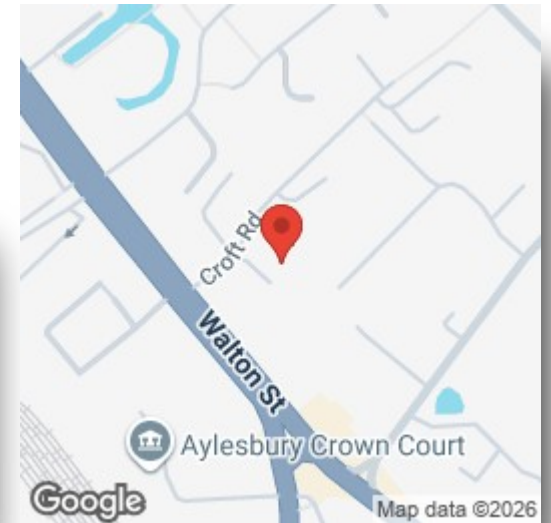
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/AYL115909](https://www.brownandmerry.co.uk/Property/AYL115909)



Property Ref:
AYL115909 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)