

1 Bedroom
Modern Apartment
AYLESBURY NORTH



5 WILLOW COURT
INTALBURY AVENUE AYLESBURY HP19 8HE



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LOCATION

Intalbury Avenue is conveniently positioned on the north side of Aylesbury, making it particularly appealing to commuters and working professionals. The area benefits from straightforward access to Aylesbury Vale Parkway, together with nearby business and industrial parks including Rabans Lane and Smeaton Close. Local shops, supermarkets and everyday amenities are all

THIS HOME FEATURES

FIRST FLOOR APARTMENT
ONE DOUBLE BEDROOM
SPACIOUS LOUNGE
MODERN KITCHEN
MODERN BATHROOM
ALLOCATED PARKING
COMMUNAL OUTSIDE SPACE
CLOSE TO PARKWAY STATION
IDEAL FIRST PURCHASE
INVESTMENT OPPORTUNITY

within easy reach, while surrounding road links provide convenient access towards Bicester, Milton Keynes and the wider region



We Sold It are pleased to offer to the market this well-presented first floor one-bedroom apartment, situated within the convenient residential setting of Willow Court, Intalbury Avenue on the north side of Aylesbury. The property offers practical and well-balanced accommodation comprising a spacious lounge, modern fitted kitchen, double bedroom and contemporary bathroom. The apartment is ideally suited to first-time buyers, investors or professionals seeking a well-connected location. Externally, residents benefit from allocated parking together with access to a communal outside area, primarily used for drying laundry and general outdoor use. Conveniently positioned close to local amenities, business parks and transport links, this is a well-located apartment offering comfortable day-to-day living.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

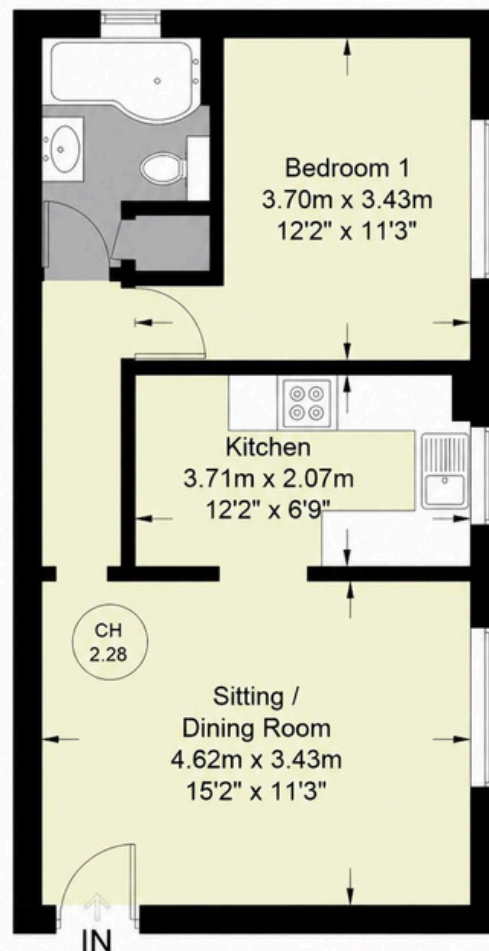
THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

Approximate Gross Internal Area = 460 sq ft / 42.7 sq m

CH 2.28 = Ceiling Height



FIRST FLOOR

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