



Connells

Willow Court Intalbury Avenue
Aylesbury



Property Description

NO UPPER CHAIN - ideal opportunity for first time buyers, commuters, or investors.

Situated within a well regarded residential development, this first floor flat offers spacious, bright accommodation in a highly convenient location. The property features a sizeable reception room, perfect for both living and dining, the double bedroom is generously sized and benefits from fitted wardrobes, kitchen is practical and well laid out, and the bathroom completes the home with a functional, neutral suite.

Additional perks include residential parking, well maintained communal areas, and the benefit of no upper chain.

Willow Court sits in a desirable part of Aylesbury, within close proximity to the town centre, offering a wide selection of retail outlets, cafés, restaurants, and essential services. Local shops and everyday amenities are conveniently nearby, making this an excellent location for practical day to day living.

There are several transport links within proximity, including easy access to Aylesbury and Aylesbury Vale Parkway train stations, providing direct routes into London Marylebone. Major road networks such as the A41 and A418 are also easily accessible, offering smooth connections to surrounding towns and the wider motorway network.

Residents benefit from nearby parks, leisure facilities, and a welcoming community environment, enhancing the appeal of this already well positioned home.

For more information or to arrange a viewing, please contact Connells today.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

The terms of the lease are 99 years from 31/01/1986 which means there are currently 59 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.

Communal Entrance

Entrance

Front door into lounge.

Living Room

Two windows to side aspect, television point, telephone point, electric radiators.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric cooker point, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Window to side aspect, electric radiator, fitted wardrobes.

Bathroom

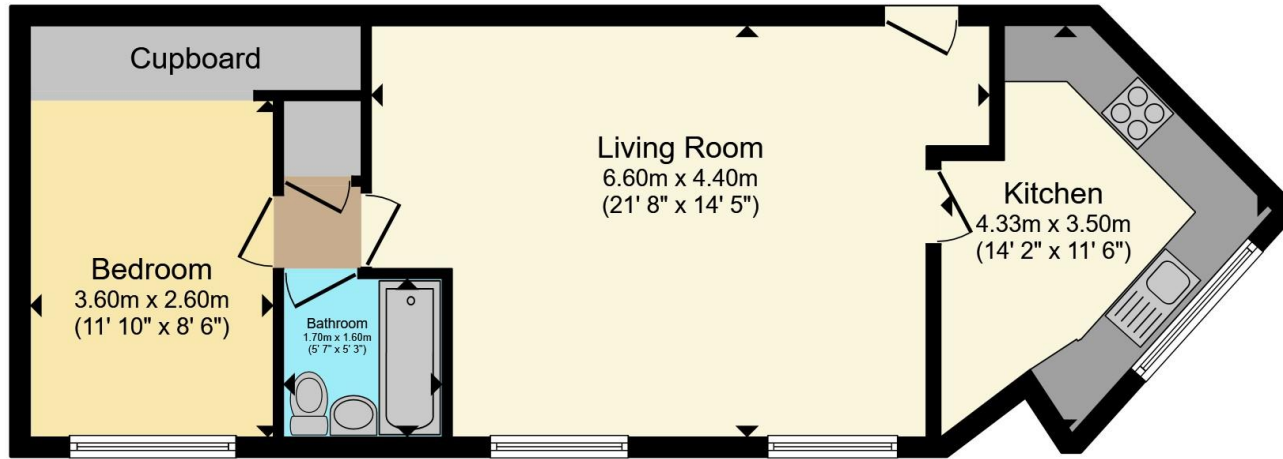
Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin.

Outside

Parking

Residential parking bays.





Flat 6

Total floor area 53.2 m² (573 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

Connells



To view this property please contact Connells on

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: E Council Tax
 Band: B

Service Charge:
 1808.50

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEY304688

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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: LEY304688 - 0004