



Connells

Sovereign Court Willow Road
Aylesbury

Sovereign Court Willow Road Aylesbury HP19 9NL

for sale offers in excess of
£170,000



Property Description

***SELLING TO LANDLORDS ONLY ***

Connells are delighted to welcome to the market this well-presented two-bedroom first floor maisonette offering spacious and modern accommodation in a highly convenient location, just a short distance from Aylesbury town centre, local amenities, and transport links.

The property comprises a bright and welcoming living room, a modern fitted kitchen with ample storage and appliance space, two well-proportioned bedrooms, and a contemporary family bathroom. The accommodation is well maintained throughout and benefits from double glazing, creating a comfortable and energy-efficient home.

Externally, residents enjoy access to well-kept communal areas and allocated/permitted parking. The property is ideally positioned for commuters, with easy access to Aylesbury railway station, local shops, restaurants, and recreational facilities.

An excellent opportunity for first-time buyers, investors, or those looking to downsize, this attractive maisonette combines practicality, comfort, and convenience in a sought-after residential setting.

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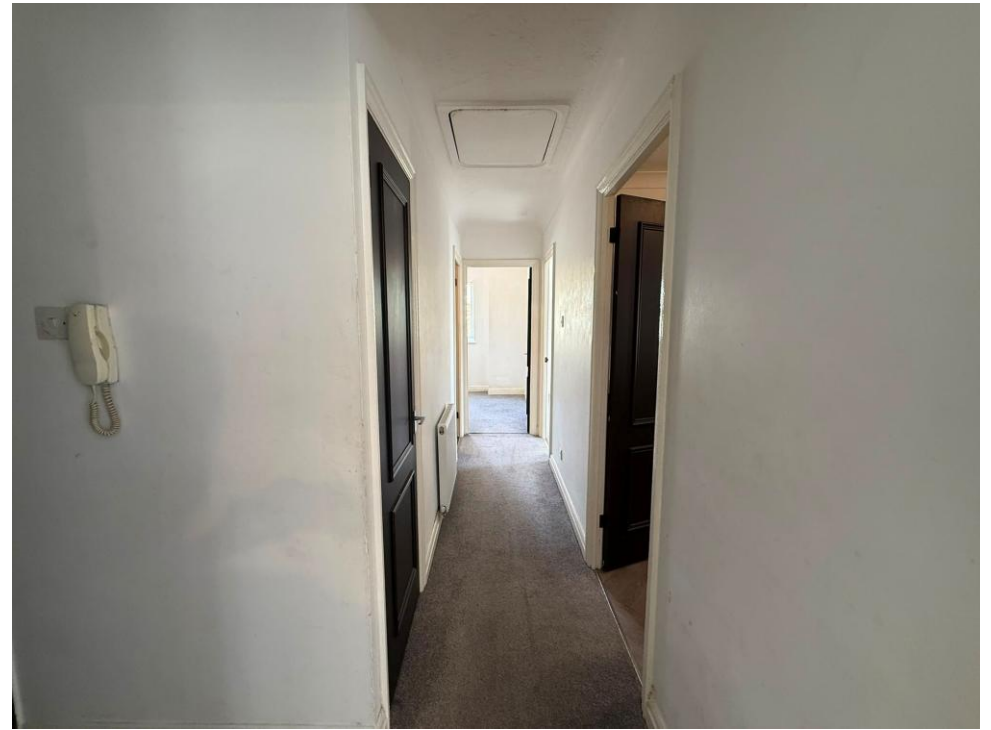
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To view this property please contact Connells on

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

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
Band: B

Service Charge:
1700.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/ALS313164](https://www.connells.co.uk/Property/ALS313164)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1991. 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.

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Property Ref: ALS313164 - 0003