





PRIMROSE COURT, WILLOWS, AYLESBURY

OFFERS IN EXCESS OF £230,000

FREEHOLD

A two bedroom cluster house situated in The Willows, comprising a living room, kitchen, two bedrooms and a bathroom. The property also benefits from a small side garden and allocated parking.

GEORGE DAVID

PRIMROSE COURT

• THE WILLOWS • TWO BEDROOM CLUSTER HOUSE • ALLOCATED PARKING • GOOD ROAD LINKS • EASY ACCESS TO TOWN • SMALL GATED SIDE GARDEN





LOCATION

The Willows is a small development constructed in the late 1980`s situated to the south west of Aylesbury. The location offers good access on foot or by bike towards Aylesbury college, Stoke Mandeville Hospital, Aylesbury Train Station and the town centre. There is good access by road to the town centre and going in the other direction towards Thame and Oxford. There are amenities within close walking distance including a small shopping parade, doctor`s surgery and Infant/Junior School.

ACCOMMODATION

The property is entered via an entrance hall with doors leading to the various rooms. The kitchen provides space for a cooker, washing machine, tumble dryer, and under-counter fridge and freezer. The living room offers a comfortable living space, with stairs leading to the first floor.

Upstairs, there are two bedrooms, with bedroom one benefiting from a built-in wardrobe, providing useful storage space. The bathroom comprises a wash basin, WC, and bathtub with shower attachment.

Externally, the property benefits from a small gated, paved side garden with a useful storage shed. There is also one allocated parking space and a visitors space.

The current owners of the property have been there for 26 years and have remained at the property as the location is very quiet. They have added several features to the property that will be included in the sale; Philips Hue Led smart lighting throughout which is app/Alexa and Google controllable. The gas central heating is annually serviced and is controlled by a Hive system including the 2nd bedroom temp controllable via the Hive app. Full fibre broadband run to the house and is on a water meter.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

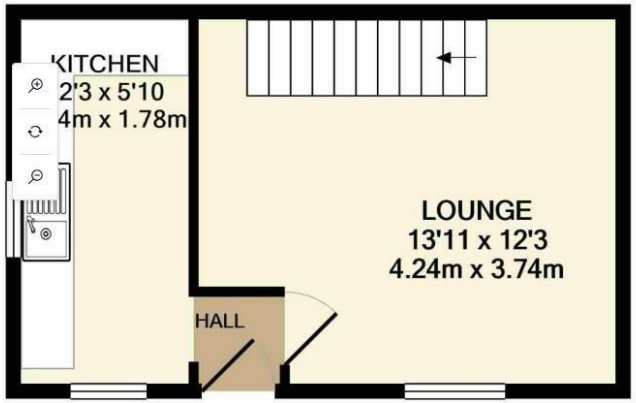
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

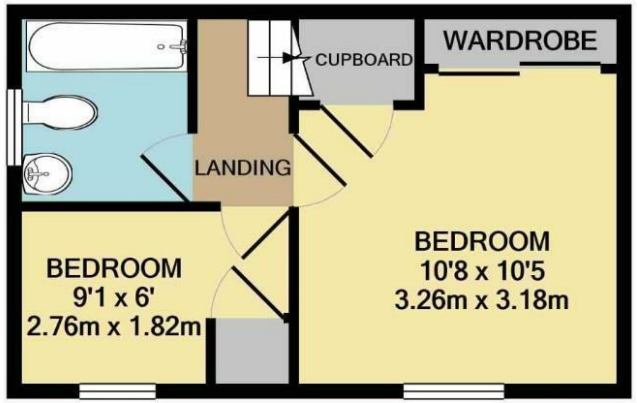
PRIMROSE COURT











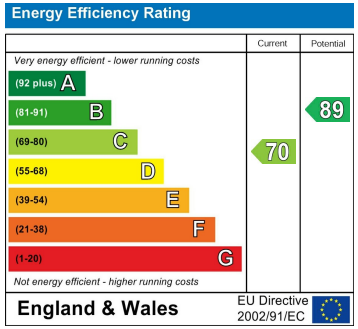


GROUND FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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