

23 Florence Court

Willow Road | Aylesbury | Bucks | HP19 9SY





23 Florence Court

Willow Road | Aylesbury | Bucks | HP19 9SY

Williams Properties are delighted to present this one bedroom retirement apartment, in an ideal location just a short distance from the centre of Aylesbury. This spacious apartment consists of an entrance hall, lounge-diner, kitchen, bedroom and bathroom. Exclusively for over 60's, this property boasts a 24 hour monitored pull-cord system, creating reassurance for all those involved. Florence Court is a thriving community with communal lounge areas, organised events and manicured gardens with several park benches to enjoy the fresh air. Viewing is highly recommended on this ideal retirement apartment.

£110,000

- Directly Onto Gardens
- Communal Gardens and Social Rooms
- One Bedroom
- Parking Availible
- **Aylesbury Town**
- A central location within easy reach of local amenities including mainline rail service which reaches London Marylebone in about

Local Autority

Buckinghamshire Council

Services

mains electric mains water

Council Tax

Band B

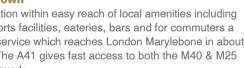
Entrance Hallway

Enter through the front door into the entrance hallway featuring carpeted flooring, a pendant light to the ceiling, door to storage cupboard and doors to the bathroom, bedroom and lounge/diner.





- Town Centre Location
- Social Events Throughout The Year On Offer
- Viewings Highly Recommended









shopping, sports facilities, eateries, bars and for commuters a 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.



Florence Court can be found on the fringes of the town centre and a short walk to all local town centre amenities. The development offers a wealth of facilities for residents and has many fine communal areas to use, including the manicured gardens with a number of benches to sit and enjoy a sunny afternoon.











Lounge/Diner

This Lounge/Diner consists of carpeted flooring, lights fitted to the ceiling, a wall mounted electric storage heater, an electric fireplace, glass doors to the kitchen and a further door to the outside communal gardens. Space for a sofa set, dining table and other living room furniture.

Kitchen

This Kitchen consists of a range of wall and base mounted units with roll on worktops, an inset basin with taps and a draining board, electric hob, oven and extractor, space for under counter white goods. Window overlooking communal gardens and a fitted light to the ceiling.

Bedroom

This bedroom features carpeted flooring, a window overlooking the communal gardens, a wall mounted electric heater, built in mirrored wardrobe, light fitting to the ceiling and provides space for a double bed and other bedroom furniture.

Bathroom

This bathroom features fully tiled walls, a sink with taps over a vanity unit, light fitting to the ceiling, a low level WC, a wall mounted light and a bathtub featuring an overhead shower and screen,

Lease Details

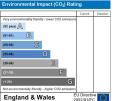
The vendor has advised of the following:
Lease Term - Ask Agent
Lease Remaining - Ask Agent
Ground rent - Ask Agent
Service Charge - Ask Agent

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.









8-10 Temple Street Aylesbury Buckinghamshire HP20 2RQ Email: Web: aylesbury@williams.properties www.williams.properties

Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded:they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.