



Flat 62 Florence Court

Willow Road | Aylesbury | Buckinghamshire | HP19 9SY



Williams
PROPERTIES

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Williams Properties are proud to present this two bedroom retirement apartment, in an ideal location just a short distance from the centre of Aylesbury. This spacious two bedroom apartment consists of an entrance hall, lounge-diner, kitchen, two bedrooms and bathroom. Exclusively for over 60's, this property boasts a 24 hour monitored pull-cord system, creating reassurance for all those involved. Stunning communal areas surround the property, with communal lounge and garden accessible for all.

Offers in excess of £175,000

- Town Centre Location
- Exclusively For Over 60's
- Walking Distance To Town
- Spacious Throughout
- Two Bedroom Retirement Flat
- Communal Gardens
- Good Transport Links
- Viewing Highly Advised

Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available



The property is secluded and quiet, whilst being in the heart of Aylesbury.

Creating the perfect combination of accessibility and privacy. Transport links and local amenities are within close proximity by road or foot.



Lease Details

The vendor has advised of the following:
 Length of Lease - 125 Years
 Lease Remaining - 103 Years
 Ground rent - £410 p/a
 Service Charge - £4600 p/a

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

Entrance Hall

Enter through the front door into the entrance hall with doors to both bedrooms, bathroom, lounge/diner and storage cupboards.

Lounge / Diner

L shaped lounge/diner with windows to the rear aspect, spotlights to ceiling, carpet laid to floor, feature electric fireplace, wall mounted heaters and doors to the kitchen. Space for a sofa suite, dining table and chairs and other furniture.

Kitchen

Reffitted kitchen consisting of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset electric hob and oven, space for fridge/freezer and washing machine.

Bedroom

Bedroom consists of built in mirrored wardrobes, window, carpet laid to floor, wall mounted heater, light fitting to ceiling and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, wall mounted heater and space for a double bed and other furniture.

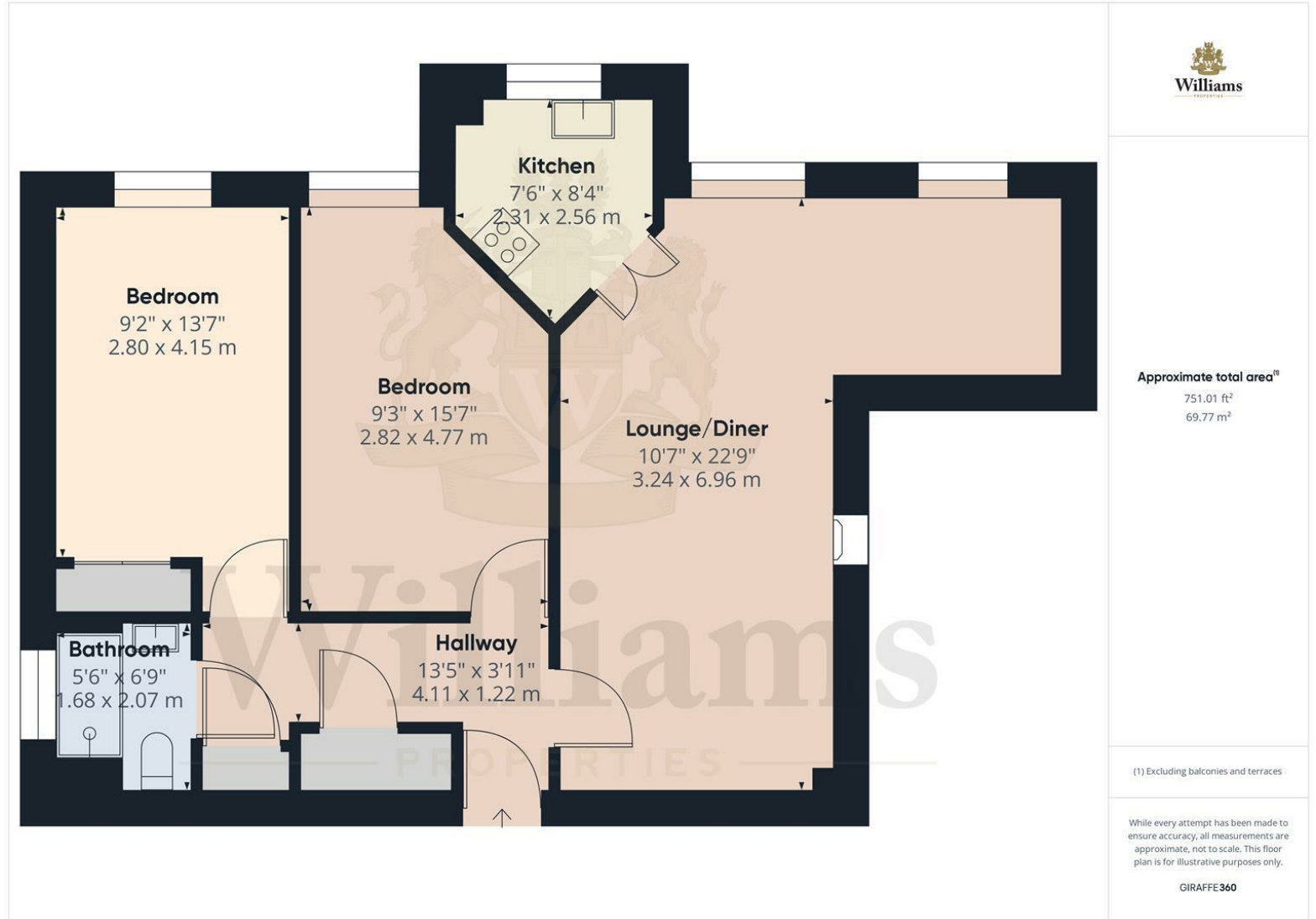
Bathroom

Bathroom comprises a wc, hand wash basin unit with storage, enclosed shower cubicle, heated towel rail, spotlights to ceiling and frosted window.

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



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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.