

hillyards.



Hillyards are pleased to offer to the market this one bedroom retirement apartment situated in a very well kept development close to Aylesbury town centre. The property is being offered with no chain and accommodation consists of entrance hall, lounge/diner, kitchen, bedroom and bathroom. Other benefits include UPVC double glazing, residents parking and use of communal facilities.

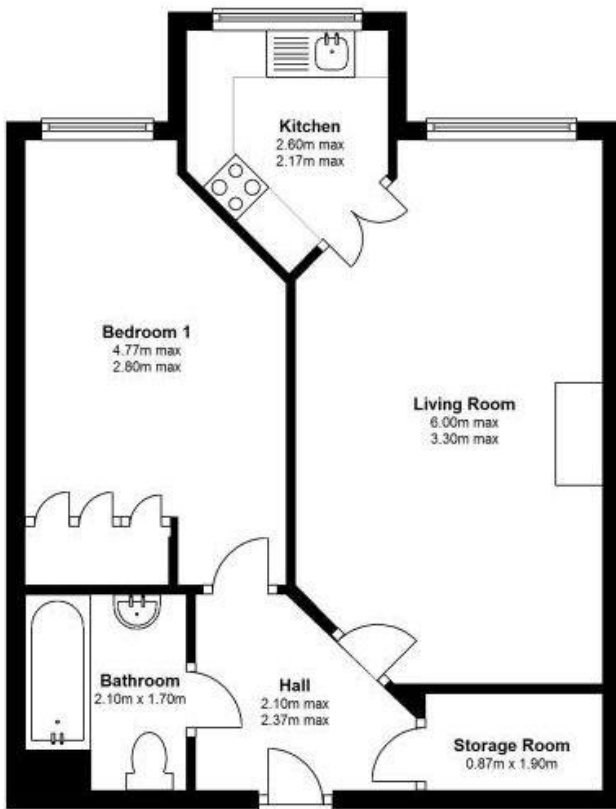
£99,950 Leasehold

Sycamore Court, Willow Road, Aylesbury, Buckinghamshire. HP19 9SZ

Photos



Floor Plan



Accommodation

Entrance Hall

Lounge/Diner

19'8 x 10'8 (5.99m x 3.19m)

Kitchen

8'3 x 7'6 (2.51m x 2.28m)

Bedroom 1

15'7 (max) x 9'1 (4.74m x 2.76m)

Bathroom

Exterior

Communal Garden:

There are very well kept communal gardens surrounding the block.

Parking

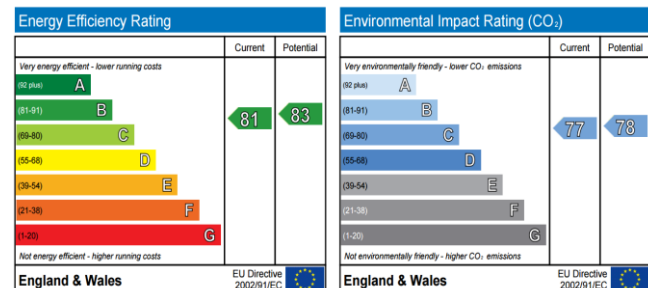
There is residents & visitor parking to the front of the block.

Property Info

Council Tax Band:

B (approximately £887.25 per annum based on 1 adult residing at the property)

Energy Performance Graph:



Lease Information

Length of Lease:

125 year lease starting in August 1996.

Maintenance/Service Charges:

£996.23 per year.

Ground Rent:

£137.50 every 6 months.

Property Misdescription Act 1991: For clarification, we wish to inform prospective 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 should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.