

# hillyards.



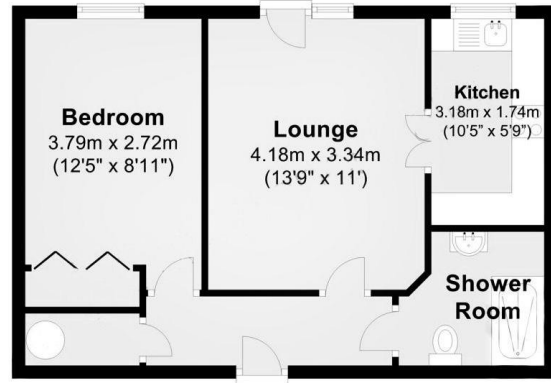
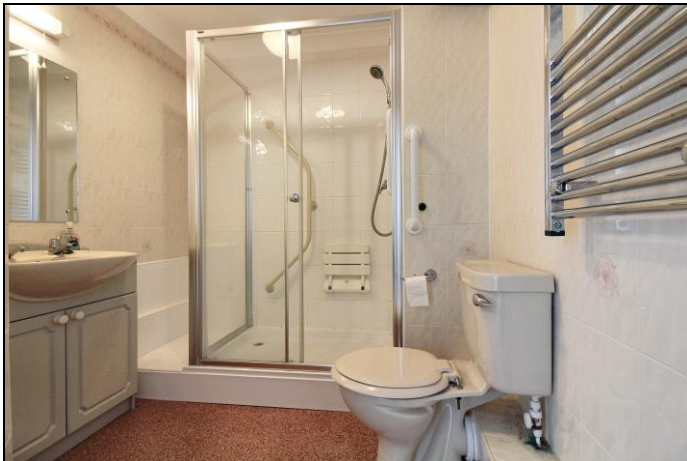
Hillyards are pleased to offer to the market this one bedroom ground floor retirement apartment situated in a very well kept development close to Aylesbury town centre. The property is being offered with no chain and accommodation consists of entrance hall, lounge/diner, kitchen, bedroom and bathroom. The property has direct access to the communal gardens and benefits from UPVC double glazing, residents parking and use of communal facilities. A viewing comes highly recommended.

**£89,950**

Florence Court, Willow Road, Aylesbury, Buckinghamshire. HP19 9SY



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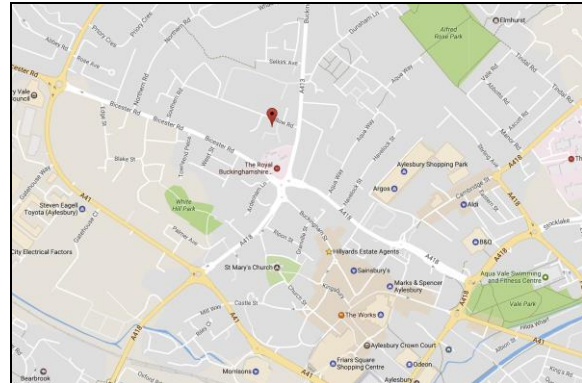


Total area: approx. 42.8 sq. metres (460.5 sq. feet)

## Parking

There is ample resident & visitor parking to the front of the block.

## Map



## Lease Information (Awaiting confirmation)

**Length** Approximately 100 years remaining.

**Service charge** Approximately £3000 per year.

**Ground rent** Approximately £384.50 every 6 months.

## Council Tax Band

**B** (approximately £1333.50 per annum based on 1 adult residing at the property).

## Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

**Property Details:** Awaiting vendors approval. Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

**Floor Plan:** For illustrative purposes only, not to scale.