



Florence Court, Willow Road, Aylesbury HP19 9SY

welcome to

Florence Court Willow Road, Aylesbury

Nestled in the heart of Aylesbury's vibrant town centre, this rarely available first floor, two-bedroom retirement apartment offers spacious, comfortable living exclusively for the over 60s. Set within a well-maintained block, the property combines modern convenience with a welcoming community spirit, perfect for those seeking a peaceful yet active lifestyle. Light fills every room throughout the day, creating a warm and inviting atmosphere across the generously sized, fully carpeted interior.



Accommodation Comprises:

Entrance Hall

Lounge/Dining Room

Kitchen

Master Bedroom

Bedroom Two

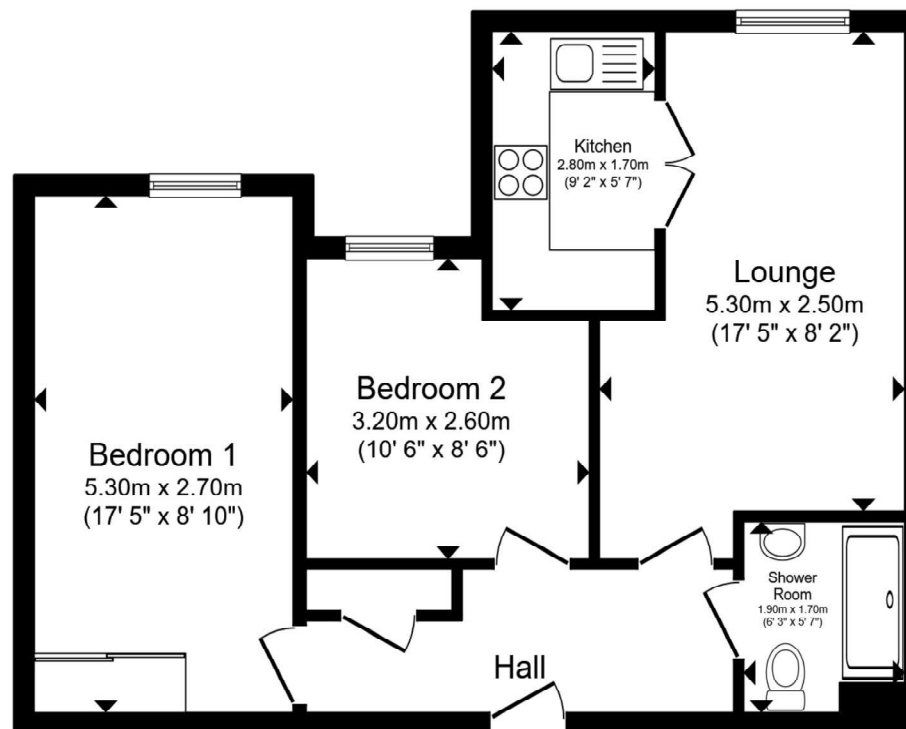
Shower Room

Outside

Communal Gardens

Residents Parking

The accommodation comprises a spacious entrance hall with ample storage, a bright lounge/diner ideal for relaxation or entertaining, a fitted kitchen, and two well-proportioned bedrooms. The refitted shower room is presented in excellent condition, with a superior wash basin and sparkling clean fixtures. Designed with ease of living in mind, the apartment enjoys easy lift access to all floors, including laundry facilities—each equipped with two washing machines and dryers, offering residents total convenience. Energy efficiency has been thoughtfully addressed with a modern electric heating and hot water system, discreetly situated in a storage cupboard, complemented by new radiators that have replaced the original storage heaters. Residents benefit from a host of communal amenities, including landscaped gardens to unwind in, a relaxing lounge area. Social life flourishes here, with an active social committee organising events such as bingo, quiz evenings and trips out.



Total floor area 52.9 m² (570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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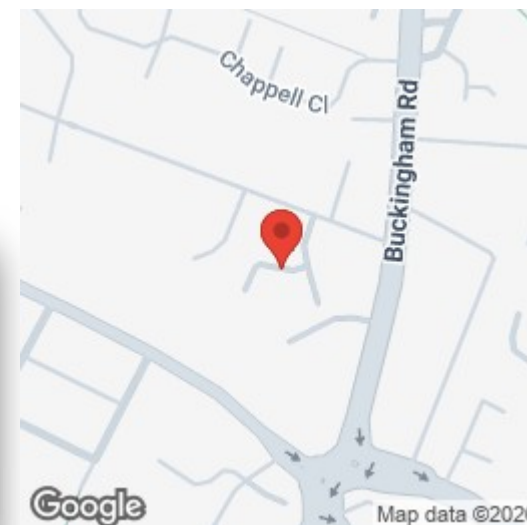
- Well-maintained retirement development with a friendly and welcoming community atmosphere
- Bright and airy throughout, with excellent natural light in every room
- Spacious entrance hall with ample built-in storage
- Generous lounge/diner, ideal for relaxing and entertaining
- Two well-proportioned bedrooms
- Refitted shower room featuring a quality wash basin and immaculate fixtures
- Easy lift access to all floors
- Residents' lounge providing a comfortable space to socialise and relax

Tenure: Leasehold EPC Rating: B Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch.
Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115644 - 0002

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