



# 5 Willow Court, 19 Intalbury Avenue, Aylesbury, Buckinghamshire, HP19 8HE

Offered to the market in immaculate condition throughout is this bright and spacious first-floor one-bedroom apartment with a LONG LEASE (150 years remaining), located within

the sought-after Willow Court development. Willow Court is a well maintained and attractive residential complex, offering a quiet and secure setting with communal gardens and allocated parking (plus ample off street parking), including additional visitor bays.

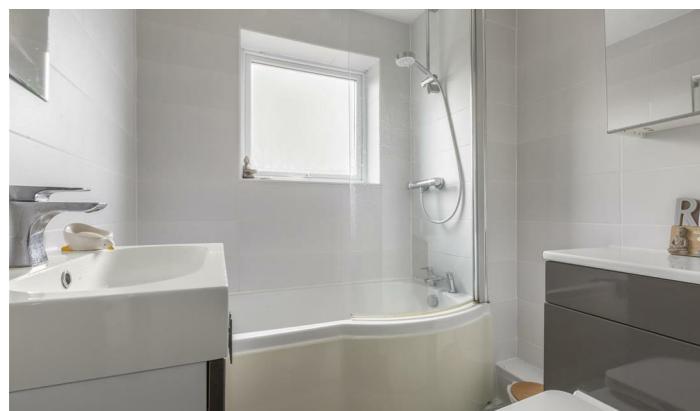
This property is perfect for those looking for a low-maintenance home in a friendly and convenient location. The apartment itself comprises a light and airy lounge/diner, a modern fitted kitchen, a generous double bedroom, and a contemporary family bathroom. Further benefits include modern electric heating with app control, UPVC double glazing, and access to well-kept communal gardens. Situated in a popular residential area of Aylesbury, Intalbury Avenue offers a peaceful suburban setting while remaining close to a range of local amenities. Residents enjoy easy access to shops, schools, and healthcare facilities, with excellent transport links via bus services and nearby train stations at Aylesbury Town Centre and Aylesbury Vale Parkway, providing easy commuting into London.

## LEASEHOLD INFORMATION:

- Lease length: 150 years remaining
- Service Charge: £1,800 P.A
- Ground Rent: £0
- Council Tax Band: B

**LONG LEASE (150 YEARS REMAINING)**  
**IMMACULATE CONDITION THROUGHOUT**  
**FIRST FLOOR APARTMENT**  
**SPACIOUS LOUNGE/DINER**  
**MODERN KITCHEN & BATHROOM**  
**AMPLE OFF STREET PARKING AVAILABLE**  
**CLOSE TO TRAIN STATION**  
**CLOSE TO AMENITIES**  
**COMMUNAL GARDENS**  
**LARGE DOUBLE BEDROOM**





# Intalbury Avenue

Approximate Gross Internal Area = 460 sq ft / 42.7 sq m



CH  
2.28 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.



1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)