



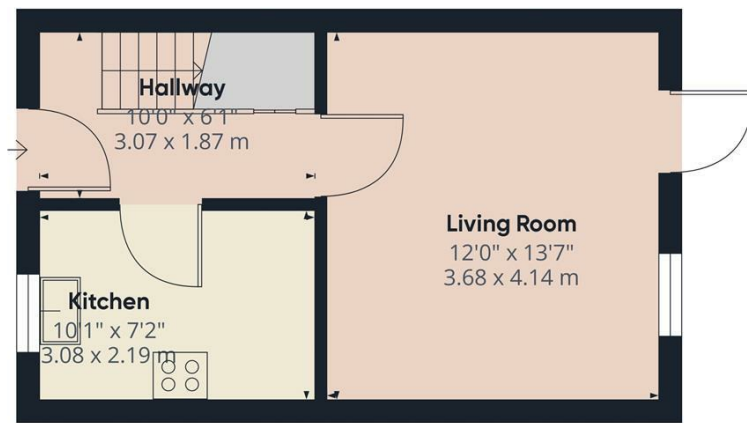
6 WATERMEADOW

AYLESBURY, HP19 0GA

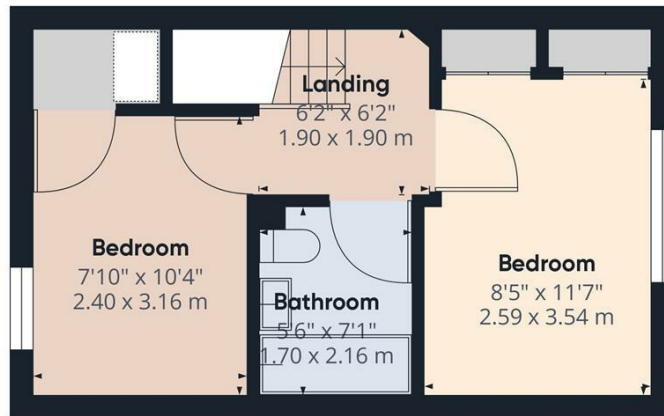
£310,000
FREEHOLD

A very well presented TWO DOUBLE BEDROOM home situated in a lovely position just yards from the lake and piazza on the ever popular WATERMEAD estate. The property benefits from: South westerly rear garden - Allocated parking to the rear - Modern kitchen and bathroom.





Ground Floor



Floor 1

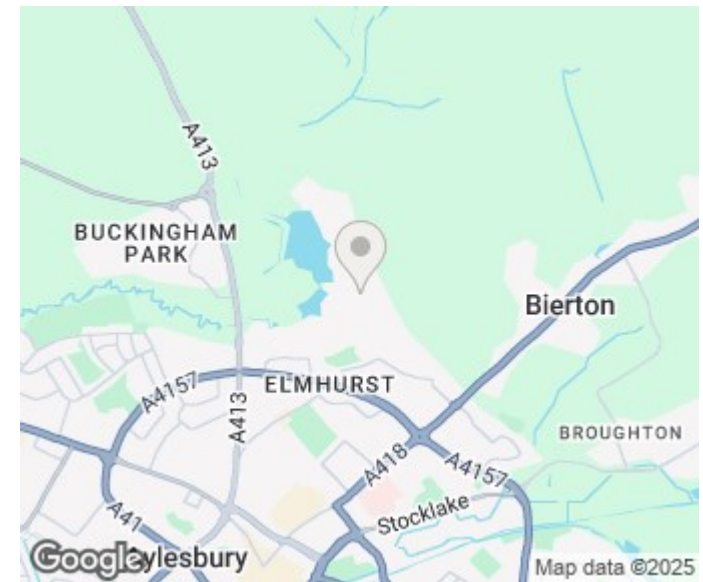
Approximate total area⁸¹
572.32 ft²
53.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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