



WHINCHAT, WATERMEAD, AYLESBURY

£185,000
LEASEHOLD

A one bedroom ground floor flat located in the sought-after Watermead development in Aylesbury. Boasting stunning lake views, this property offers easy walking access to the Watermead Plaza with its shops and amenities. Benefits include a spacious living area, allocated parking, and a peaceful setting ideal for professionals or first-time buyers.



WHINCHAT

- WATERMEAD • ONE BEDROOM GROUND FLOOR FLAT • ALLOCATED PARKING • LIVING ROOM WITH LAKE VIEWS • CLOSE TO THE PLAZA WITH SHOPS & RESTAURANT • DOUBLE BEDROOM WITH BUILT IN WARDROBE



LOCATION

Watermead – situated on the northern outskirts of the town, continues to be as popular today as it was when the very first homes were released in the late 1980's. With two magnificent lakes, a quaint village centre and open countryside on the doorstep a more picturesque setting would be hard to imagine. The location offers convenient access by road towards the M25 and M40 as well as being a short drive to Aylesbury Parkway Train Station offering mainline services to London Marylebone.

ACCOMMODATION

Situated in the desirable Watermead development in Aylesbury, this well presented one bedroom ground floor flat offers comfortable living in a picturesque lakeside setting.

The property features an entrance hall leading to a spacious double bedroom complete with a built-in wardrobe. The bright and airy living room boasts beautiful lake views, creating a tranquil space for relaxing or entertaining. The separate kitchen is fitted with an inset electric hob, oven and cooker hood, and provides space for additional appliances.

A well appointed bathroom suite completes the interior, while the flat also benefits from an allocated parking space for added convenience.

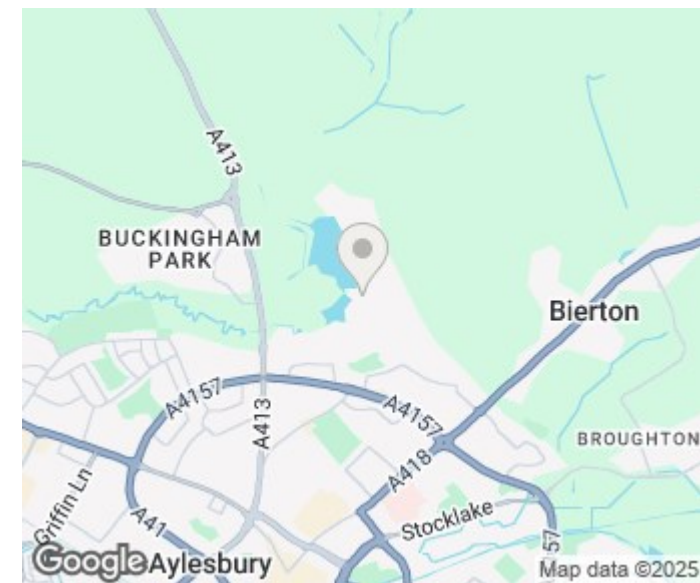
Located within walking distance of the Watermead Plaza and its range of amenities, this home combines peaceful surroundings with excellent accessibility—ideal for first-time buyers, investors, or those looking to downsize.

NOTES

LEASE INFO - 125 year lease with 91 years left. Advised by vendor that lease would renew on sale. Service Charge £592.50 half yearly. Ground Rent £250 per year.

WHINCHAT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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