



DOVE PLACE, WATERMEAD, AYLESBURY

ASKING PRICE £215,000

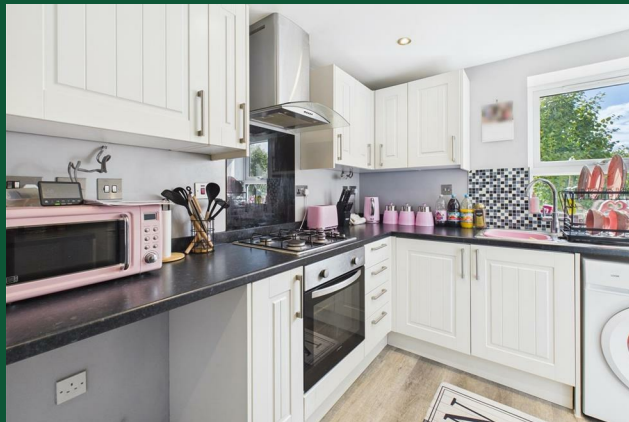
LEASEHOLD

Bright and spacious two bedroom first floor apartment located in the sought-after Watermead development. Offered with no upper chain, the property features a welcoming living room, fitted kitchen, bathroom, and two bedrooms. Additional benefits include allocated parking, making it an ideal first home or investment opportunity.



DOVE PLACE

• WATERMEAD • NO UPPER CHAIN • TWO
BEDROOM FIRST FLOOR
FLAT • ALLOCATED PARKING
SPACE • BRIGHT AND SPACIOUS • CLOSE
TO LAKE AND LOCAL AMENITIES • IDEAL
FOR FIRST TIME BUYERS OR INVESTORS



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

The property is accessed via hallway which leads through to a spacious living room, ideal for relaxing or entertaining. The kitchen is fitted with an inset gas hob, oven and splashback, with further space and plumbing for appliances.

There are two bedrooms and a modern bathroom, making this an excellent choice for first-time buyers, downsizers or investors alike.

Externally, the property benefits from an allocated parking space along with additional visitors' parking, providing convenience for both residents and guests.

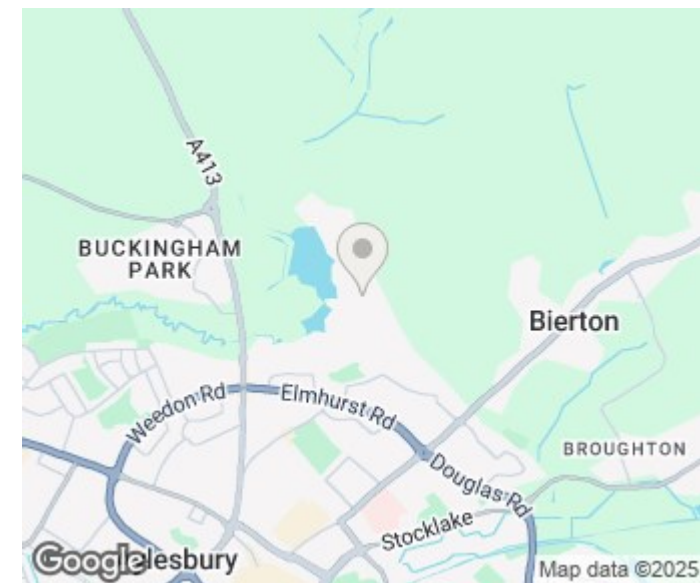
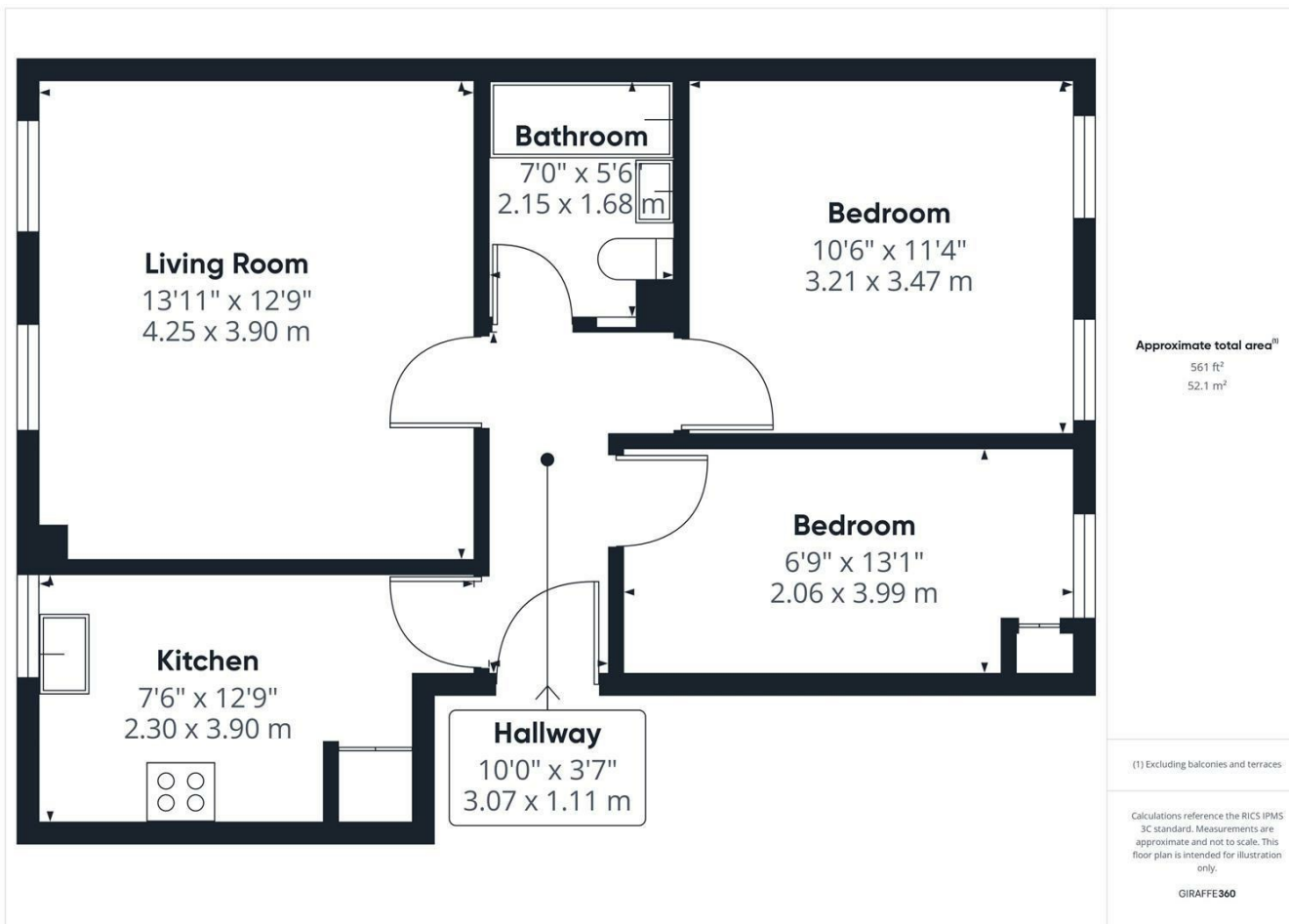
Situated in the sought-after Watermead development, the apartment enjoys close proximity to local shops, scenic walks, and transport links, offering the perfect balance of lifestyle and practicality.

NOTES

LEASE INFO - 125 year lease with 91 years left.
Ground Rent £250 approx p/a. Service Charge £600 approx p/a.

DOVE PLACE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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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