



## WHINCHAT, WATERMEAD, AYLESBURY

**OFFERS IN EXCESS OF £165,000**

**LEASEHOLD**

A one bedroom first-floor flat located in the sought-after Watermead development, offered with no upper chain. The property enjoys attractive lake views and features a fitted kitchen, comfortable living room, good-sized bedroom and a bathroom. Additional benefits include allocated parking, making it an ideal first home or investment opportunity.



## WHINCHAT

• SOUGHT AFTER WATERMEAD  
DEVELOPMENT • NO UPPER CHAIN • ONE  
BEDROOM FIRST FLOOR FLAT • ALLOCATED  
PARKING SPACE • BEAUTIFUL LAKE  
VIEWS • DOUBLE BEDROOM • FEW MINUTES  
WALK TO PIAZZA



### 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

Upon entering, you are welcomed by a hallway with a useful storage cupboard, ideal for coats, shoes or household essentials. The accommodation leads through to a bright dual-aspect living room, where the large windows allow plenty of natural light and provide attractive views across the lake.

The kitchen is fitted with an inset electric hob and oven, with additional space for a washing machine, dishwasher and fridge, making it practical and functional for everyday living.

The flat also offers a comfortable bedroom and a well-appointed bathroom featuring a bathtub with shower over, WC and sink.

Externally, the property benefits from an allocated

parking space, along with additional visitors' parking for guests. Situated within a peaceful and picturesque development while still close to local amenities, this charming flat is not to be missed.

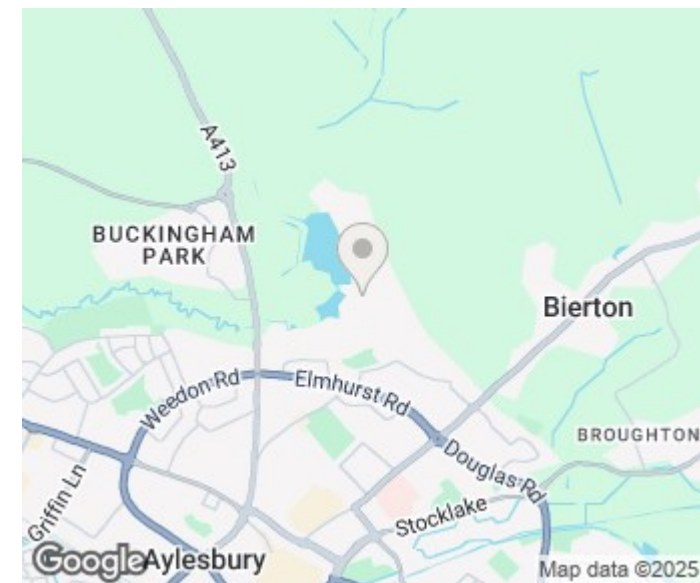
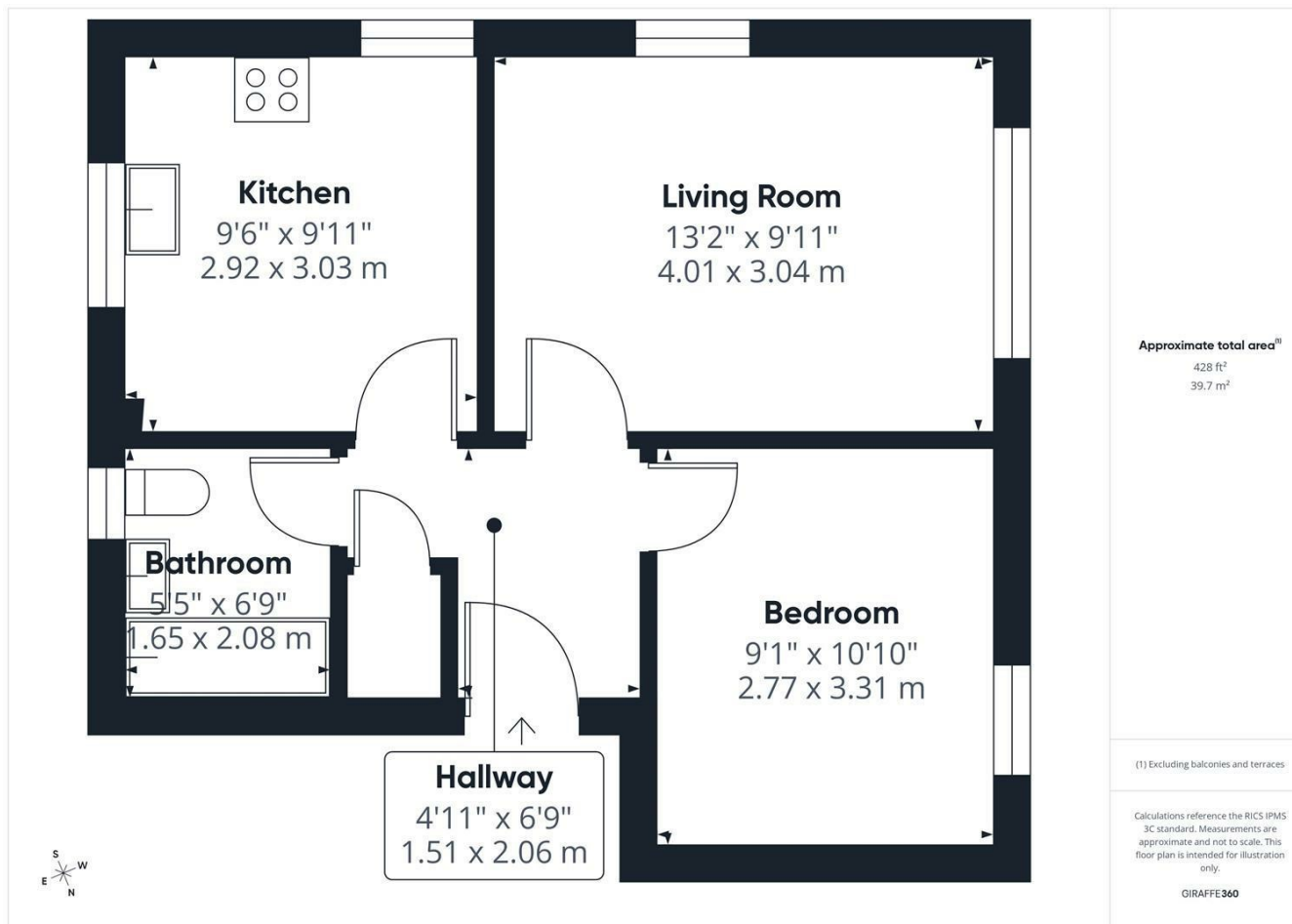
### NOTES

LEASE INFO - 125 year lease with 91 years left.  
Ground Rent £250 pa. Service Charge £1185 pa.



## WHINCHAT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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