

One Bedroom LUXURY APARTMENT (Formerly two bedroom)

23 Lakeside, Watermead
Aylesbury HP19 0FX



(LEASEHOLD)

£240,000

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LOCATION

Watermead is a popular residential area located just over 2 miles from Aylesbury town centre, this Lakeside development is a haven for wildlife but also provides ample opportunity for walking and enjoying its many green spaces. Fronting the lake is the popular Watermead Inn which offers food and drink,

THIS HOME FEATURES

POPULAR DEVELOPMENT
EXTENSIVELY RENOVATED
& REFURBISHED
LAKE VIEWS
OPEN PLAN LIVING AREA
NEWLY FITTED KITCHEN
NEWLY FITTED BATHROOM
PRIVATE BALCONY WITH LAKE VIEWS
MASTER BEDROOM SUITE
ALLOCATED PARKING

the lake complex additionally offers a takeaway and a convenience store. Full scale shopping, amenities and leisure pursuits are provided in and around the local town of Aylesbury and the mainline train station connects with London Marylebone in just under an hour.

LIVING AREA

BEDROOM SUITE

This stunning and luxurious bedroom space is undoubtedly a feature of the property. Extensive fitted wardrobes, inset spotlights to ceiling, patio doors to balcony (not private). Space re-configured from two bedrooms.

BATHROOM

Newly fitted ensuite shower room comprising walk-in double shower, wash hand basin set in vanity unit, floating WC with concealed cistern. Fully ceramic tiled walls & floor.

LIVING SPACE

The property benefits from a spacious open plan living room with patio doors leading to a private balcony space.

KITCHEN

The newly fitted kitchen is open from the living space and comprises units at base and eye level, Quarts worktops over, breakfast bar, integrated Bosch oven and microwave, integrated Bosch fridge/freezer, integrated Bosch dishwasher, fitted Bosch induction hob, under cabinet lighting.

UTILITY CUPBOARD

Currently housing a washing machine and tumble dryer. Power and lighting, plumbing for washing machine.



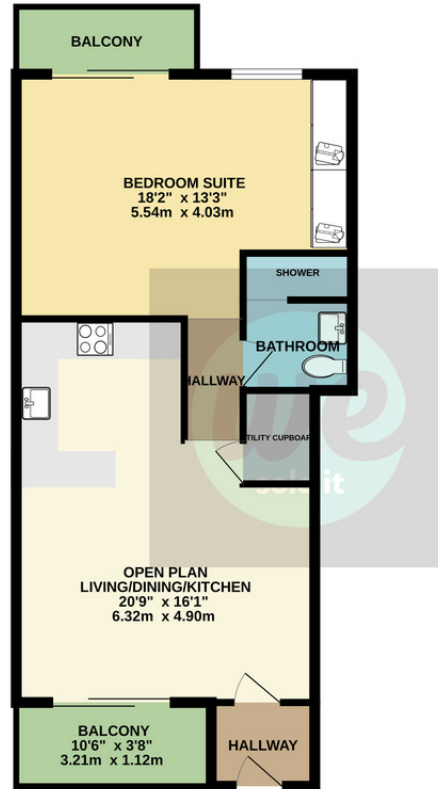
PROPERTY SUMMARY

Located on the popular Lakeside development of Watermead. This luxury one bedroom apartment enjoys views of the lake. Formerly a two bedroom and reconfigured by the current owners the property has undergone extensive and complete refurbishment. The property comprises an open plan living area with newly refitted patio doors to leading to private balcony, open to newly refitted kitchen with a full range of integrated appliances, Quartz work top with breakfast bar, utility cupboard, master bedroom suite with extensive fitted wardrobes, patio doors to balcony, newly refitted shower room. Allocated parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



OUTSIDE

Private balcony, overlooking Watermead Lake and Plaza.
Allocated parking.

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



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