

Two Bedroom
SPACIOUS APARTMENT
LAKE VIEWS FROM
PRIVATE BALCONY
8 Lakeside, Watermead
Aylesbury HP19 0FX



(LEASEHOLD)

£262,500

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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 LAKESIDE DEVELOPMENT

SPACIOUS APARTMENT

LAKE VIEWS

OPEN PLAN LIVING AREA

MODERN FITTED KITCHEN

MODERN FITTED BATHROOM

PRIVATE BALCONY WITH LAKE

VIEWS

TWO DOUBLE BEDROOMS

ALLOCATED PARKING

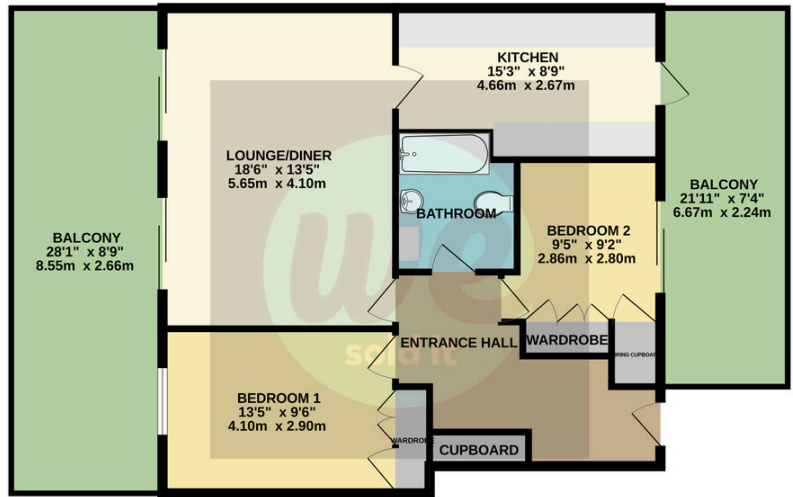
the lake complex additionally offers a takeaway and a convenience store. Full scale shopping, amenities and leisure pursuits are provided in and around the local town of Aylesbury and the mainline train station connects with London Marylebone in just under an hour.

PROPERTY SUMMARY

We Sold It welcome you to this modern two-bedroom lakeside apartment, available with no upper chain, and currently tenanted. Discover a serene retreat nestled in the sought-after Watermead development of Aylesbury. Featuring balconies overlooking the tranquil lake, this property offers a picturesque setting for residents to Savor. With ample living space and modern amenities, including a fitted kitchen, lounge/dining room, and private balcony, it provides both comfort and style. The accommodation includes an entrance hall, two bedrooms, a bathroom, and allocated parking, ensuring convenience and ease of living. Embrace the tranquillity of lakeside living in this beautifully appointed residence.



785 sq.ft. (72.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used so much 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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VIEWINGS

Strictly by appointment with
 WeSoldIt.co.uk

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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