



Connells

Dove House Dove Place
AYLESBURY



Property Description

WATERMEAD LOCATION Connells are delighted to welcome to the market this well-presented and spacious upper floor two bedroom apartment situated within the ever popular lakeside development of Watermead.

The property features entrance hall with storage, generous lounge / diner, fitted kitchen with integrated appliances and additional counter space, two good size bedrooms with fitted wardrobes to the master, recently fully renovated modern fitted bathroom suite and residents only gated parking.

Watermead is a picturesque and highly sought after development offering good bus links via the Water Rider to the town centre and surrounding areas. The Piazza is at the heart of the Watermead community with its large open lake and consists of a Public House/Restaurant, Chinese Takeaway, Beauty Salon, News Agents/Local Store, Dentist, Vet and a Village Hall.

Entrance Hall

Door to front, laminate flooring, loft hatch, storage cupboard.

Lounge

14' max x 12' 10" max (4.27m max x 3.91m max)

Double glazed window to front aspect,

laminate, radiator.

Kitchen

9' max x 7' 6" max (2.74m max x 2.29m max)

Fitted kitchen comprising wall and base units, work surfaces, vinyl flooring, wall and base units, gas hob and electric oven with cookerhood, sink with drainer, boiler, double glazed window to front aspect.

Bedroom One

10' 6" max x 9' max (3.20m max x 2.74m max)

Two double glazed windows to rear aspect, radiator, laminate flooring, built-in wardrobe.

Bedroom Two

10' 11" max x 6' 8" max (3.33m max x 2.03m max)

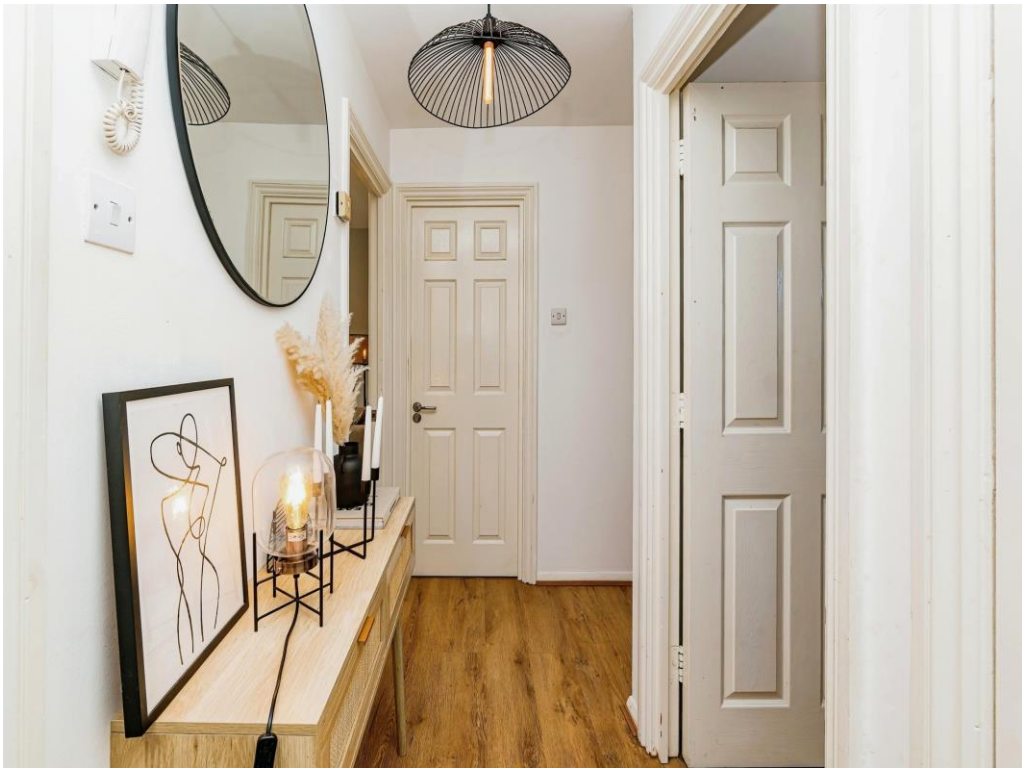
Double glazed window to rear aspect, radiator, laminate flooring.

Bathroom

Fitted suite comprising low level wc, vanity wash hand basin, bath with mixer tap, heated towel rail, fully tiled.

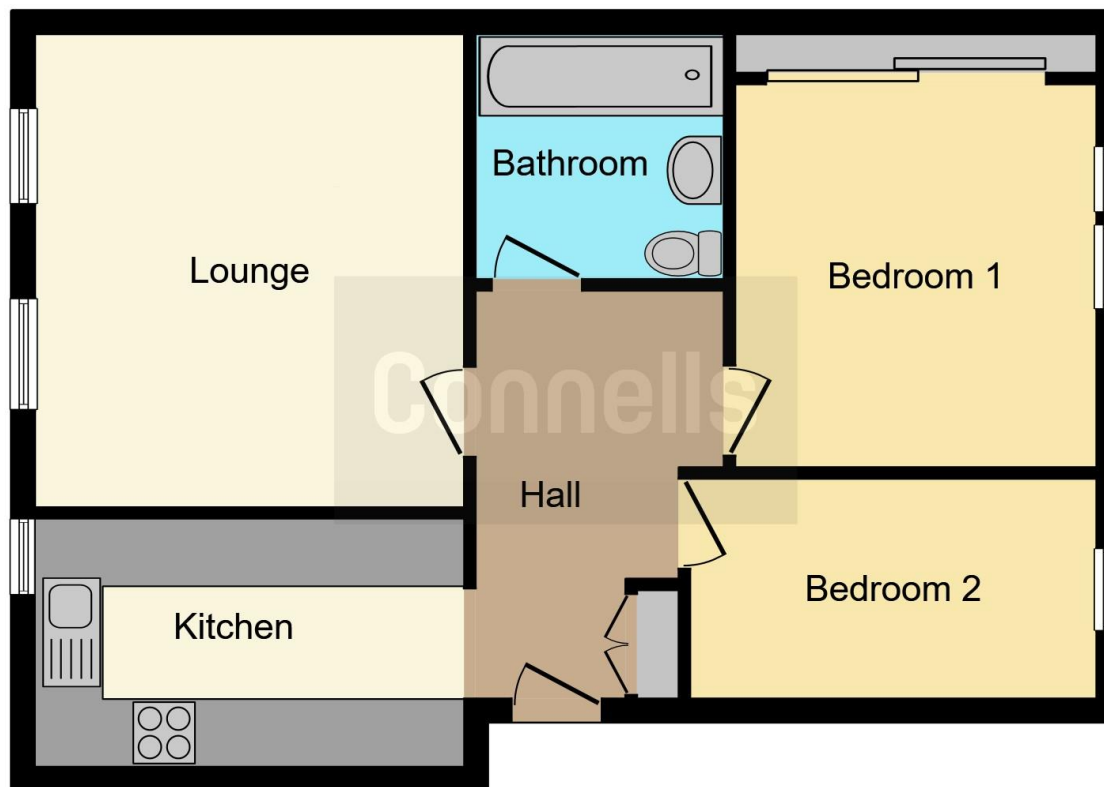
Parking

Allocated parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/ALS311322](https://www.connells.co.uk/Property/ALS311322)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ALS311322 - 0004