



Guillemot Way, Watermead Aylesbury HP19 0WJ



welcome to

Guillemot Way, Watermead Aylesbury

Brown & Merry are pleased to offer for sale a two-bedroom ground floor apartment with views over Watermead lake and being offered for sale with NO UPPER CHAIN. The property features entrance hall, double aspect lounge with Juliet style balcony and views of lake, dining room, kitchen, two bedrooms, bathroom, allocated parking. Internal viewing is highly recommended to fully appreciate this property.



Accommodation Comprises

Entrance Hall

Lounge

12' 4" x 14' 4" (3.76m x 4.37m)

Dining Room

10' 1" x 6' 11" +recess (3.07m x 2.11m +recess)

Kitchen

10' 3" x 7' 6" (3.12m x 2.29m)

Bedroom One

11' 4" x 10' 2" +wardrobe (3.45m x 3.10m +wardrobe)

Bedroom Two

8' 4" x 7' 4" (2.54m x 2.24m)

Bathroom

Outside

Allocated Parking

Watermead

Watermead is a picturesque and highly sought after lakeside development with two beautiful lakes, attractive Piazza at the heart of the Watermead community consisting of a Public House/Restaurant, Chinese Takeaway, Beauty Salon, News Agents/Local Store/Post Office, Dentist, Vet and a Village Hall. Good bus links via the Water Rider to the town centre and surrounding areas, Aylesbury Railway Station (2.5 miles Approx)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



check out more properties at brownandmerry.co.uk



welcome to

Guillemot Way, Watermead Aylesbury

- VIEWS OF LAKE
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & BATHROOM

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

check out more properties at [browndmerry.co.uk](https://www.browndmerry.co.uk)



Property Ref:
AYL114773 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01296 488111



Aylesbury@browndmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



[browndmerry.co.uk](https://www.browndmerry.co.uk)