



## WHINCHAT, WATERMEAD, AYLESBURY

PRICE £169,950

LEASEHOLD

A one bedroom first-floor flat situated in the sought-after Watermead development, offering attractive views over the lake. The accommodation comprises a living room with access to a private balcony, a kitchen, a spacious bedroom and a bathroom. Further benefits include allocated parking and a desirable location close to local amenities and scenic walks. Ideal for first-time buyers, downsizers, professionals or investors. Offered with no upper chain.



# WHINCHAT

- SOUGHT AFTER WATERMEAD

LOCATION • FIRST FLOOR ONE BEDROOM  
APARTMENT • ATTRACTIVE VIEWS OVER  
THE LAKE • ONE ALLOCATED PARKING  
SPACE • DOUBLE BEDROOM • PRIVATE  
BALCONY



## LOCATION

Watermead sits on the northern outskirts of Aylesbury and remains one of the area's most desirable places to live. Designed around two beautiful lakes, it offers a peaceful, village-style setting. The village centre, green spaces, and waterside paths create the perfect backdrop for weekend strolls, morning runs or simply enjoying nature on your doorstep. Despite its tranquil feel, Watermead is well connected. The development offers straightforward road access to the M25 and M40, with Aylesbury Vale Parkway Station a short drive away providing direct services to London Marylebone, making it ideal for commuters.

## ACCOMMODATION

The property is entered via an entrance hall with a useful storage cupboard. The living room provides a bright and welcoming space, ideal for both relaxing and entertaining, with flexibility to accommodate working from home if required. Double doors open onto a private balcony, offering a lovely spot for a morning coffee or to unwind while taking in views towards the lake.

The kitchen offers everything required for easy, modern living, with fitted units, an inset electric hob and oven, a good amount of worktop space, and white goods included. It also provides space for additional appliances, along with room to accommodate a small dining area, making it practical

for day-to-day living.

A well-proportioned double bedroom with views towards the lake, providing a pleasant outlook.

The bathroom features a washbasin with vanity unit providing practical storage, complemented by a large mirrored cabinet, together with a WC and a panelled bath with a shower over.

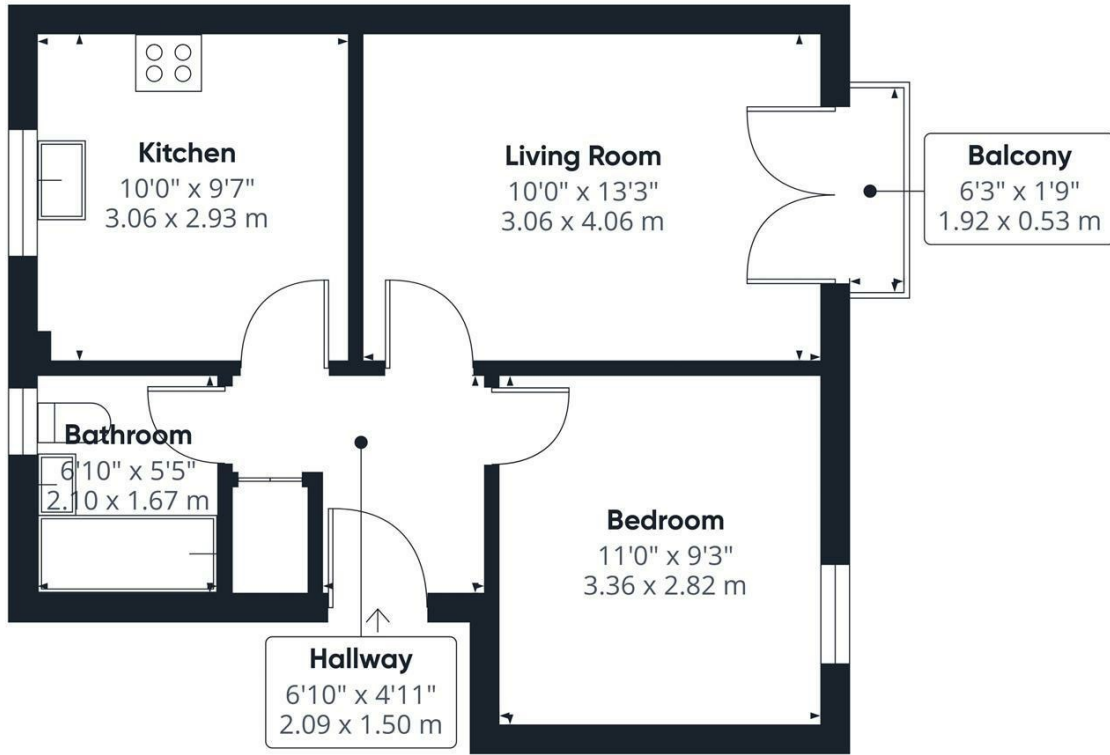
Further benefits include one allocated parking space directly outside the building entrance for added convenience, ample visitor parking, and a location close to local amenities and transport links.

## NOTES

LEASE INFO - 125 year lease with 90 years left.  
Ground rent £250 pa. Service charge £1185 pa.

# WHINCHAT





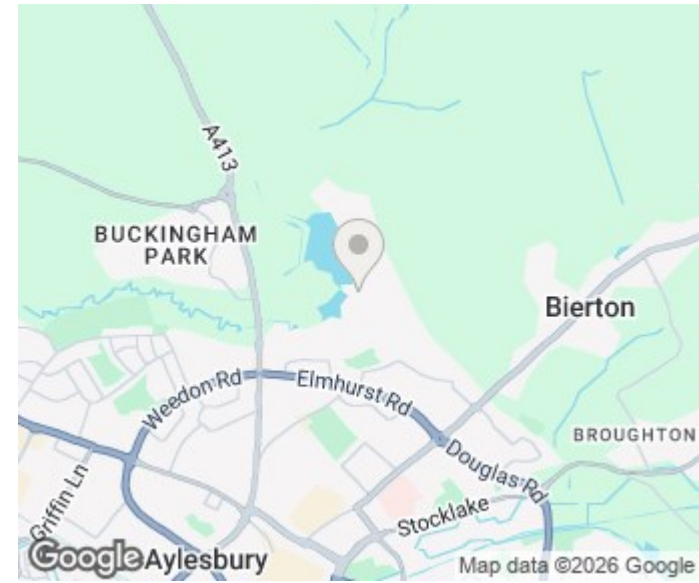
Approximate total area<sup>(1)</sup>  
431 ft<sup>2</sup>  
40 m<sup>2</sup>

Balconies and terraces  
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>81</b>
(55-68) <b>D</b>		<b>69</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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