



WHINCHAT, WATERMEAD, AYLESBURY

OFFERS IN EXCESS OF £170,000
LEASEHOLD

A one bedroom top floor floor flat located in the sought-after Watermead development in Aylesbury. This property offers easy walking access to the Watermead Plaza with its shops and amenities. Benefits include a spacious living area, allocated parking, and a peaceful setting ideal for professionals or first-time buyers.



WHINCHAT

- WATERMEAD • TOP FLOOR
- FLAT • STYLISH KITCHEN WITH BREAKFAST
- BAR • ALLOCATED PARKING • WALKING
- DISTANCE TO LAKE AND PIAZZA • ONE
- DOUBLE BEDROOM • SECURE COMMUNAL
- ENTRANCE • MODERN BATHROOM WITH
- THREE PIECE SUITE



LOCATION

Watermead – situated on the northern outskirts of the town, continues to be as popular today as it was when the very first homes were released in the late 1980's. With two magnificent lakes, a quaint village centre and open countryside on the doorstep a more picturesque setting would be hard to imagine. The location offers convenient access by road towards the M25 and M40 as well as being a short drive to Aylesbury Parkway Train Station offering mainline services to London Marylebone.

ACCOMMODATION

Accessed via a secure communal entrance hall, the accommodation comprises:

Entrance Hallway with useful storage cupboard.

Stylish fitted kitchen featuring an inset electric hob, oven and extractor fan, with space and plumbing for a washing machine and fridge. A convenient breakfast bar provides the perfect spot for dining.

Bright and spacious living room, ideal for relaxing or entertaining.

Double bedroom with ample space for furnishings.

Modern bathroom fitted with a three piece suite.

Outside, the property further benefits from an allocated parking space, as well as additional visitor parking within the development.

This attractive flat combines modern living with the tranquillity of Watermead's unique lakeside setting, offering a peaceful yet well connected lifestyle.

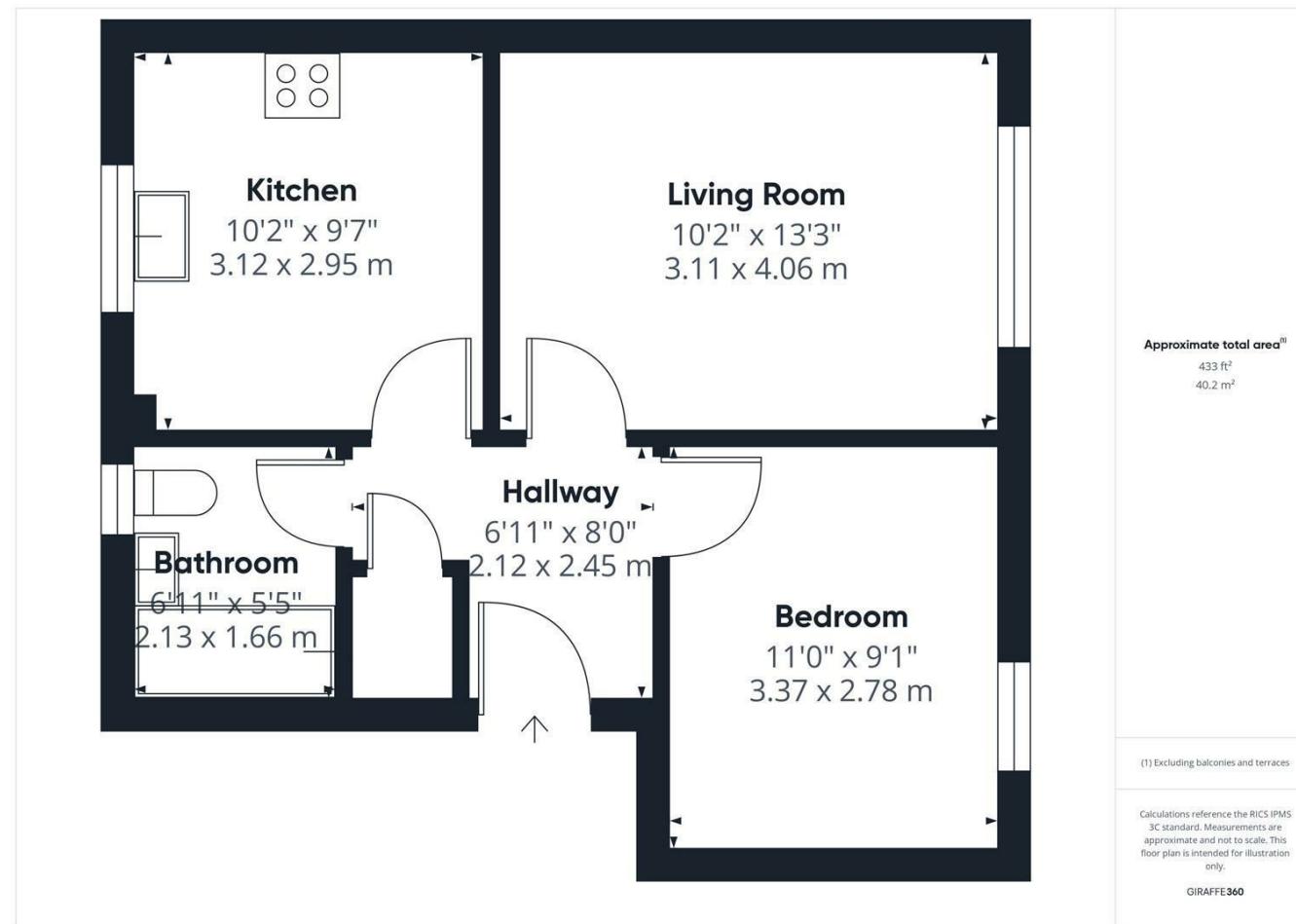
NOTES

LEASE INFO - 125 year lease with 90 years left.

Ground Rent £250 pa. Service Charge £1184 pa.

WHINCHAT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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