



WHINCHAT, WATERMEAD, AYLESBURY

OFFERS IN EXCESS OF £175,000

LEASEHOLD

A spacious one bedroom ground floor flat with lake views situated within the sought-after Watermead development. The property offers a well equipped kitchen, living room, good-sized bedroom and bathroom. The property also benefits from allocated parking, making it an ideal choice for first-time buyers, professionals or investors.



WHINCHAT

• SOUGHT AFTER WATERMEAD DEVELOPMENT • ONE BEDROOM GROUND FLOOR FLAT • LAKE VIEWS • ALLOCATED PARKING SPACE • DOUBLE BEDROOM • ADDITIONAL VISITORS PARKING • CLOSE TO LAKE & PIAZZA



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

The entrance hall provides access to all principal rooms, with a useful storage cupboard and intercom entry system. There is underfloor heating in the hallway, bathroom and kitchen.

A bright and spacious living room enjoying lake views, providing an attractive and comfortable space for relaxing and entertaining.

Fitted kitchen comprising an inset electric hob with oven and extractor hood over. There is also space and plumbing for a washing machine and dishwasher, together with space for a fridge freezer.

A good-sized double bedroom providing comfortable accommodation with space for a range of bedroom furniture.

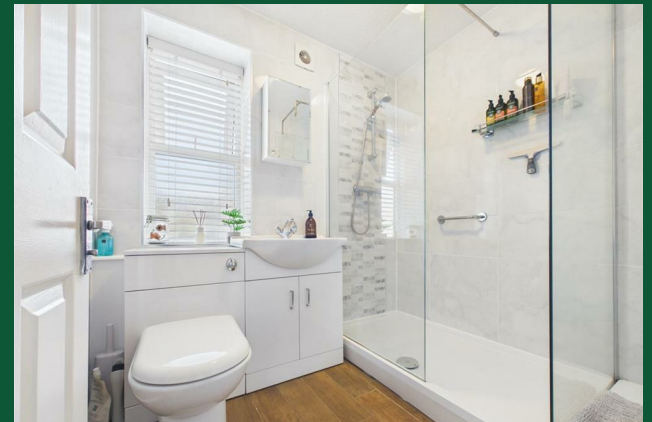
The bathroom is fitted with a walk-in shower, wash basin set within a vanity unit and WC.

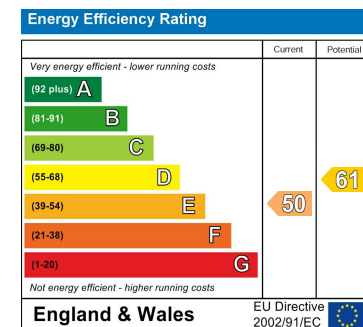
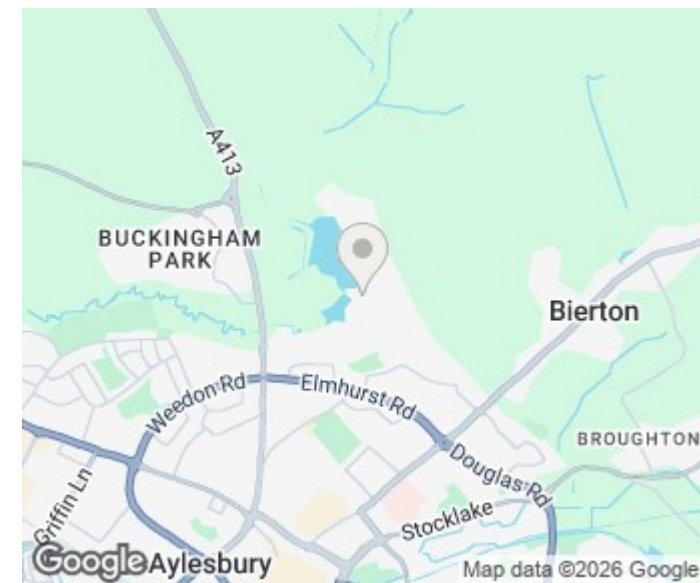
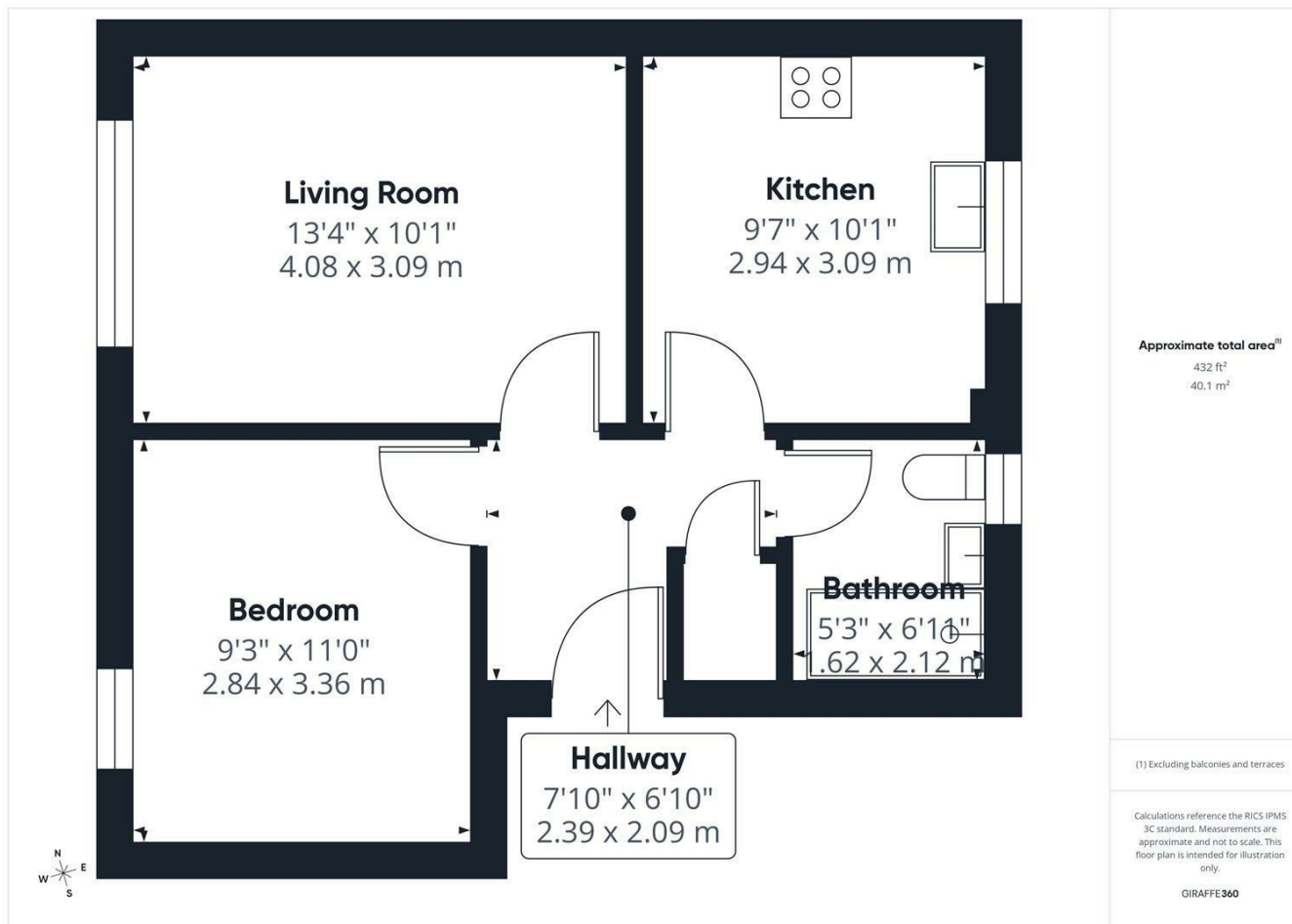
The property benefits from one allocated parking space, with additional visitors' parking available within the development.

NOTES

LEASE INFO - 125 year lease with 89 years left.
Ground rent £250 p/a. Service charge £1220 p/a.

WHINCHAT





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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