



Connells

Dove House Dove Place
AYLESBURY



Property Description

Set within the highly sought-after Watermead development, this beautifully presented two-bedroom first-floor apartment offers bright, comfortable living along with the added benefit of residents' parking.

Upon entering, a welcoming hallway with modern laminate flooring flows effortlessly through to a spacious and light-filled lounge. Two front-facing windows allow natural light to pour in, creating a warm and inviting living space. The adjoining kitchen continues the contemporary finish, featuring a range of wall and base units, an integrated gas hob and electric oven, plus a useful storage cupboard.

The property boasts two well-sized bedrooms, both fitted with soft carpeting underfoot, with the second bedroom benefiting from an additional storage cupboard. A modern family bathroom serves both rooms, complete with a bath, wash hand basin, and WC.

Residents can enjoy the convenience of allocated parking and the tranquillity of this peaceful setting, making the apartment an excellent choice for first-time buyers or those looking to downsize.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even

if the property purchase does not go ahead

Entrance Hall

Carpet underfoot

Lounge

13' 11" x 12' 9" (4.24m x 3.89m)

Carpet underfoot

Window to front

Radiator

Kitchen

12' 10" x 7' 7" (3.91m x 2.31m)

Window to front

Electric oven and gas hob

Radiator

Space for freestanding washing machine and fridge freezer

Boiler

Storage cupboard

Wall and base units

Laminate underfoot

Bedroom One

11' 3" x 10' 7" (3.43m x 3.23m)

Window to rear

Carpet underfoot

Shutter blinds

Bedroom Two

13' 2" x 6' 9" (4.01m x 2.06m)

Window to rear

Crpet underfoot
Storage cupboard

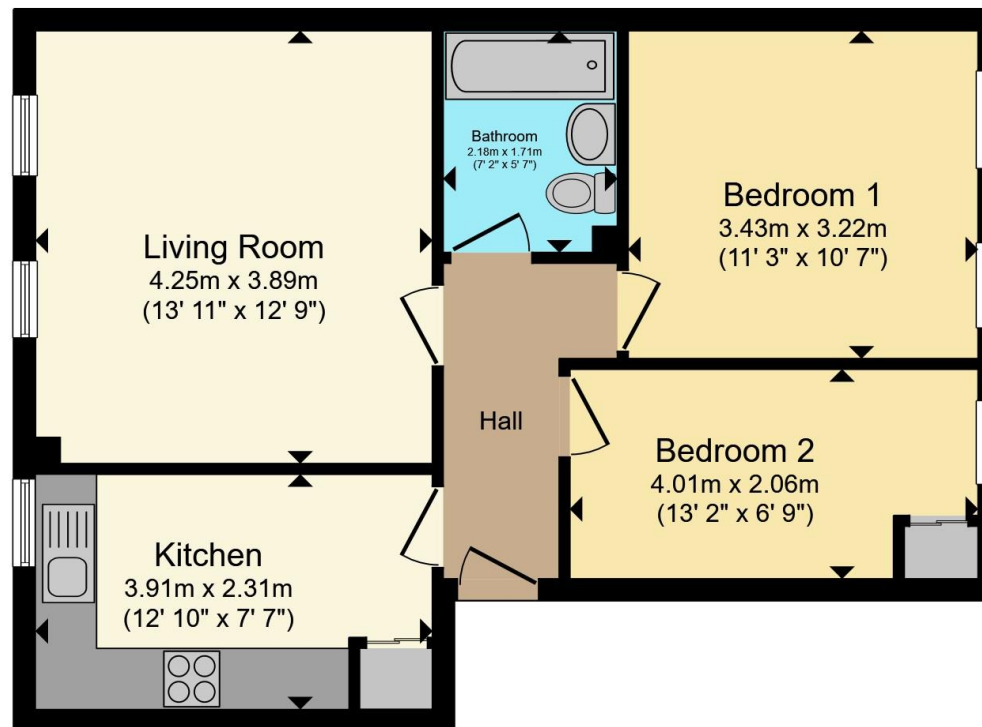
Bathroom

WC
Wash hand basin
Bath with overhead shower
Radiator
Laminate underfoot
Tiling









Total floor area 54.6 m² (588 sq.ft.) 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.propertybox.io



To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 480.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312981

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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