



AVOCET WAY AYLESBURY, HP19 0ZB

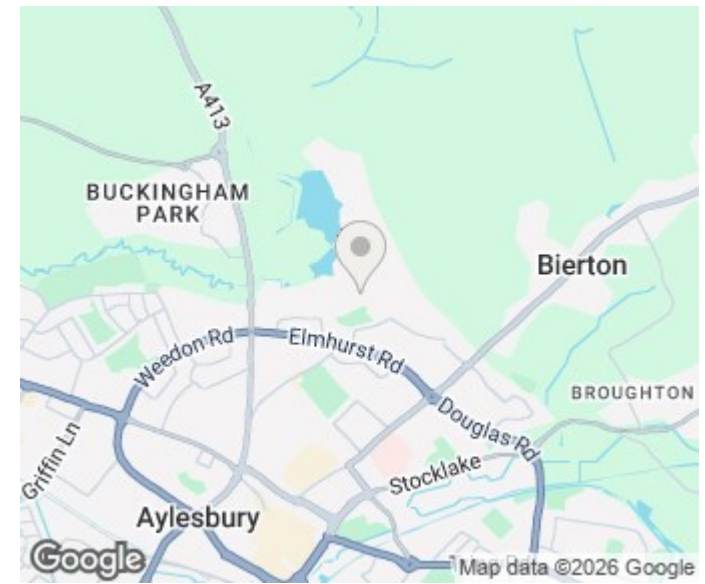
£1,300 PER CALENDAR

Brian Cox are pleased to market this competitively priced two-bedroom home, located on the prestigious Watermead Lakeside development in Aylesbury.

This modern property comprises two excellent-sized bedrooms, a spacious lounge, a modern fitted kitchen and a family bathroom. Further benefits include front and side gardens, allocated parking, gas central heating and double-glazed windows.

Watermead is a highly regarded development, originally launched amid much fanfare in the late 1980s. Today, it remains a popular residential location, offering a wonderful combination of lakeside surroundings, attractive walks and well-maintained open spaces. The beautiful lakes and iconic plaza provide a pleasant setting for residents, while the development's established community and convenient location make it an appealing place to live.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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