



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.

Ideally located on the northern edge of town, Watermead remains as popular today as when it was first established in the late 1980s. With its picturesque lakes, charming village centre, and surrounding countryside, it offers

a truly scenic environment. The area is well connected by road to the M25 and M40, while Aylesbury Parkway station is just a short drive away, providing direct rail links into London Marylebone.

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

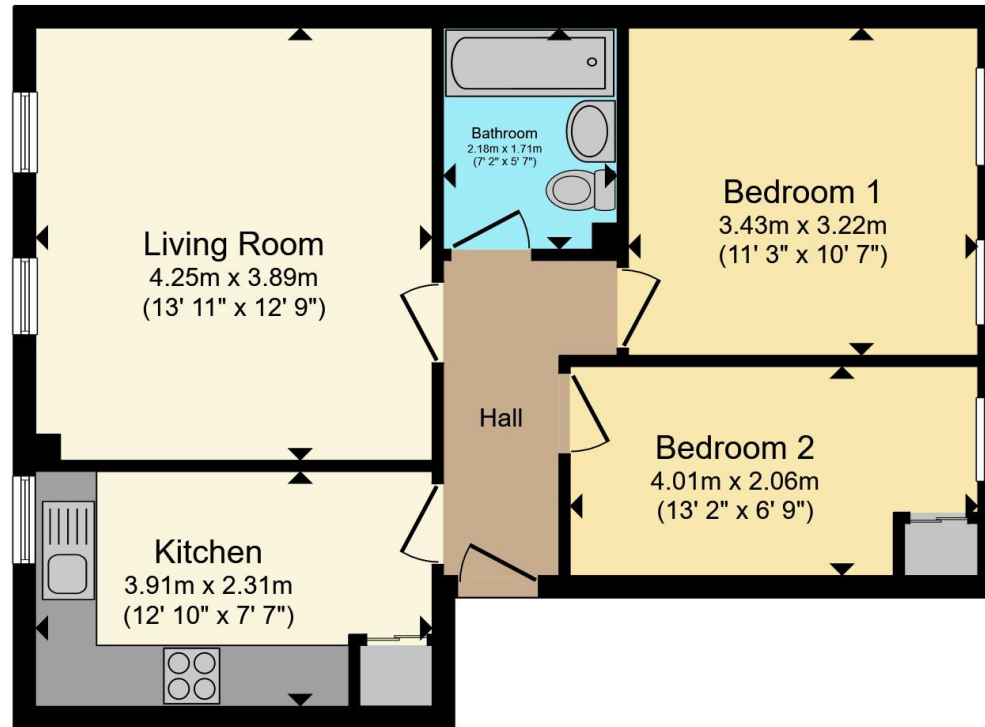
Laminate underfoot

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



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