



## DOVE PLACE, WATERMEAD, AYLESBURY

PRICE £215,000

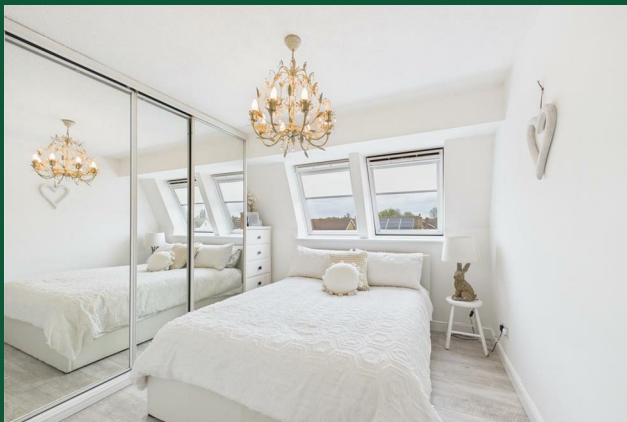
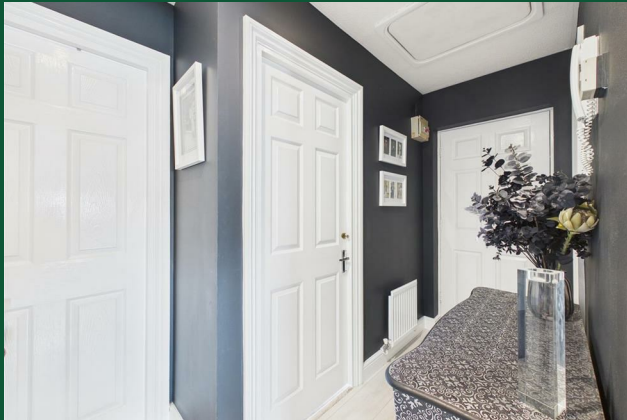
LEASEHOLD

**\*\* SOLD BEFORE COMING TO MARKET \*\*** A beautifully presented two bedroom top-floor flat in the sought after Watermead location, ideally situated close to the piazza and scenic lake. Offered in superb order throughout, the property features a kitchen, living room, two bedrooms, a stylish bathroom and the added benefit of allocated parking.



## DOVE PLACE

• SOLD BEFORE COMING TO MARKET • TWO DOUBLE BEDROOM TOP FLOOR FLAT • SOUGHT-AFTER WATERMEAD LOCATION • SUPERB ORDER THROUGHOUT • ONE ALLOCATED PARKING SPACE • STYLISH MODERN BATHROOM • WALKING DISTANCE TO PIAZZA AND PICTURESQUE LAKE



### 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

Upon entering the property, you are welcomed by a hallway providing access to all principal rooms. The kitchen is well appointed and fitted with a range of units, featuring an inset gas hob and oven, along with space for a washing machine and under-counter fridge and freezer.

The living room offers a comfortable space for both relaxing and entertaining. The property boasts two double bedrooms, each well-proportioned and tastefully presented.

Completing the accommodation is a modern and stylish bathroom, fitted with quality fixtures and finishes.

Externally, the property benefits from one allocated

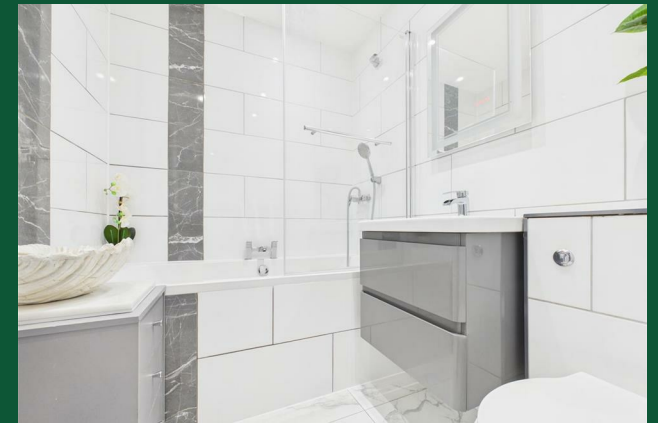
parking space, adding convenience to this attractive home.

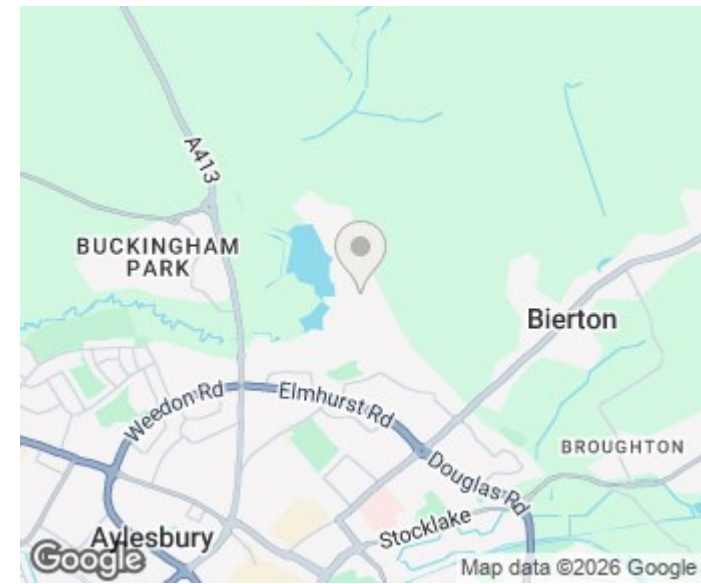
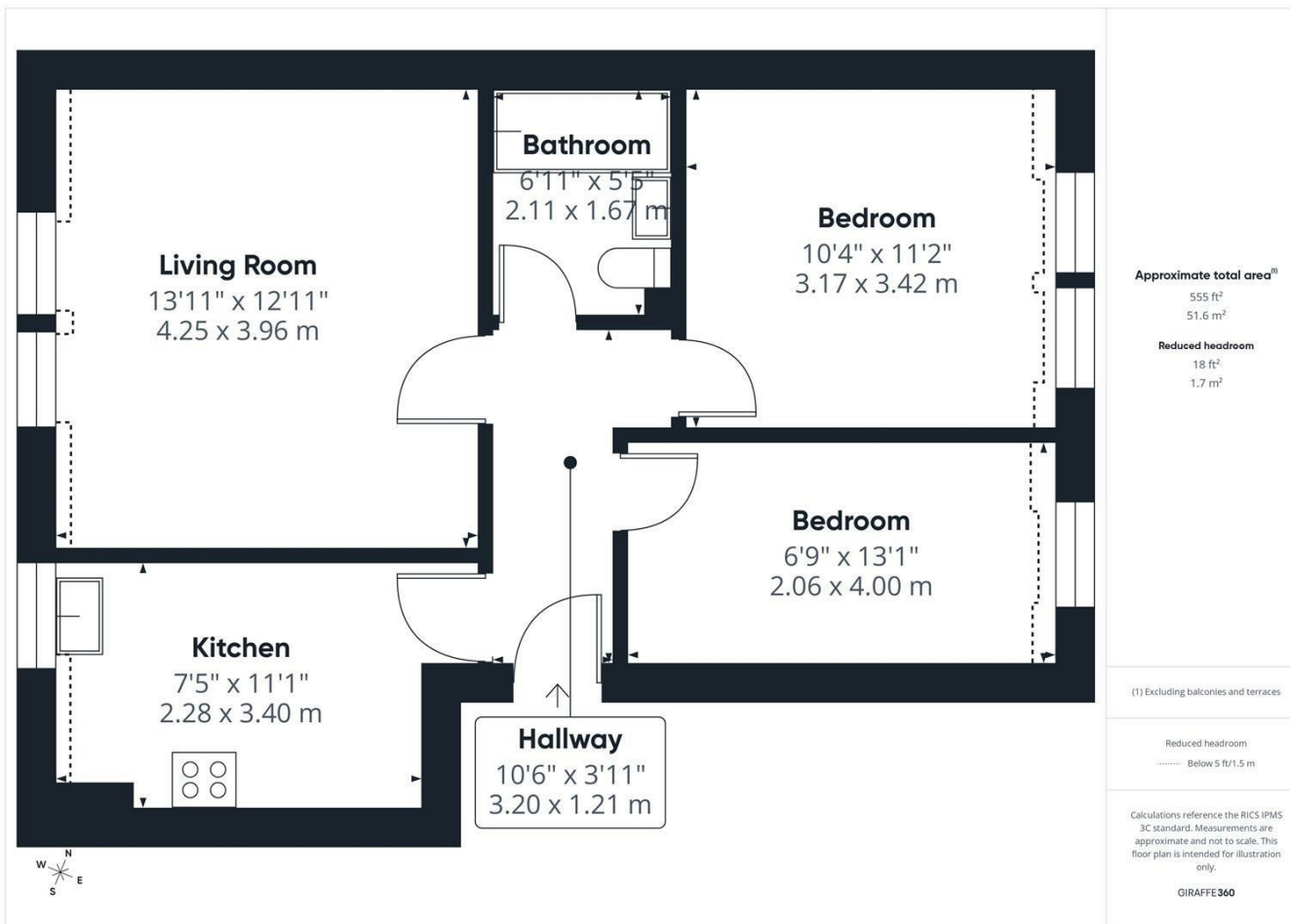
This superb flat would make an ideal first-time purchase, investment opportunity, or downsizing option, combining a desirable location with excellent presentation throughout.

### NOTES

LEASE INFO - 125 year lease with 89 years left.  
Service Charge £1425 p/a. Ground Rent £250 p/a.

# DOVE PLACE





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