



## DOVE PLACE, WATERMEAD, AYLESBURY

OFFERS IN EXCESS OF £150,000

LEASEHOLD

A one bedroom top floor flat located in the highly sought-after Watermead development, offered with no upper chain. The property features a bright and spacious open-plan kitchen and living area, a comfortable bedroom, and a bathroom. Additional benefits include allocated parking, making it an ideal purchase for first-time buyers or investors.



# DOVE PLACE

- WATERMEAD DEVELOPMENT • ONE BEDROOM TOP FLOOR FLAT • NO UPPER CHAIN • ALLOCATED PARKING SPACE • SECURE COMMUNAL ENTRANCE • OPEN PLAN KITCHEN/LIVING AREA • DUAL ASPECT DOUBLE BEDROOM • IDEAL FOR FIRST-TIME BUYERS OR INVESTORS



## 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 property is accessed via a secure communal entrance and opens into a welcoming hallway, complete with an intercom system and a useful storage cupboard, providing practical space for coats and household items.

At the heart of the home is a bright and airy open-plan kitchen/living area, designed to maximise both space and natural light. The kitchen is fitted with an inset gas hob and oven, with additional space for a fridge and washing machine. The living area offers ample room for both lounge and dining furniture, creating a versatile and sociable environment.

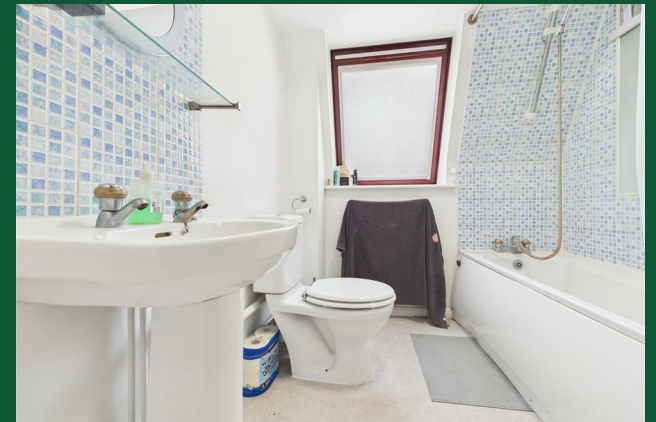
The property boasts a dual aspect double bedroom, along with a bathroom suite comprising a bath with shower over, wash hand basin and WC.

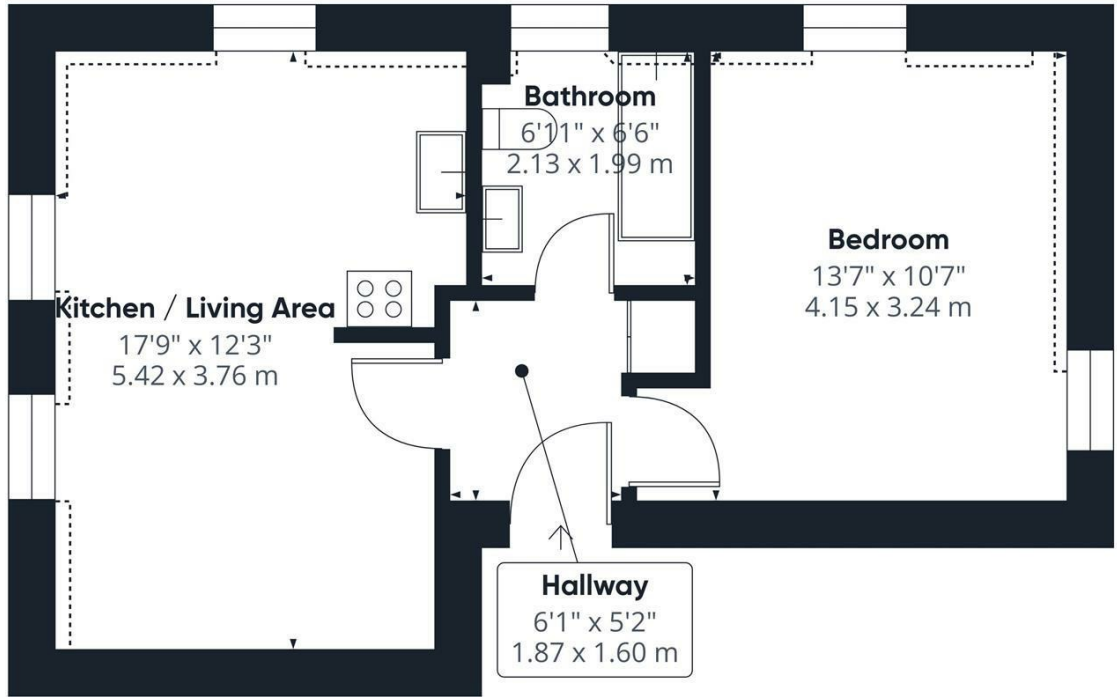
Externally, the property benefits from one allocated parking space, adding further convenience.

## NOTES

LEASE INFO - 125 year lease with 89 years left.  
Ground Rent £256 pa. Service Charge £1200 pa.

## DOVE PLACE





Approximate total area<sup>(1)</sup>  
446 ft<sup>2</sup>  
41.5 m<sup>2</sup>

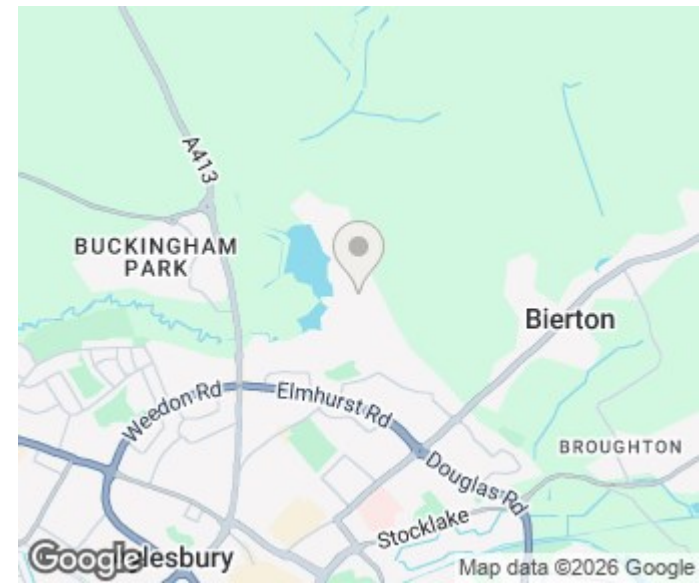
Reduced headroom  
17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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>		71	75
(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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

