



DOVE PLACE, WATERMEAD, AYLESBURY

PRICE £213,500

LEASEHOLD

A two bedroom top floor flat located in the highly sought-after Watermead development. Ideally positioned within walking distance of the lake and piazza, the property also offers easy access to the town centre and local amenities. Accommodation includes a living room, kitchen, two bedrooms and a bathroom. Additional benefits include allocated parking and no upper chain.



DOVE PLACE

- WATERMEAD • TWO BEDROOM TOP FLOOR FLAT • NO UPPER CHAIN • ONE ALLOCATED PARKING SPACE • CONTEMPORARY BATHROOM • WALKING DISTANCE TO LAKE AND PIAZZA • EASY ACCESS TO TOWN • MAIN BEDROOM WITH BUILT IN WARDROBES



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

Situated on the top floor of a well-maintained block, this two bedroom flat offers light and well proportioned accommodation throughout.

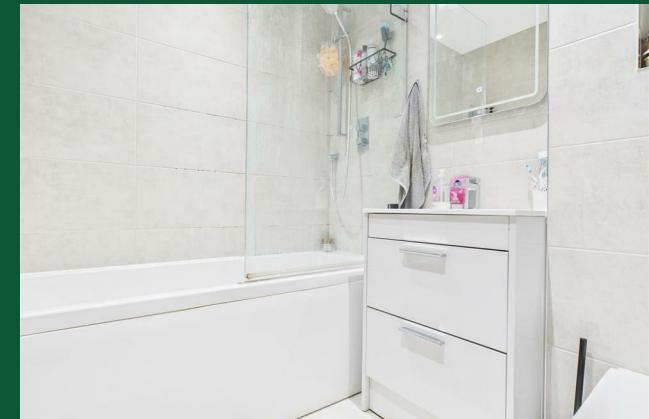
The property comprises a welcoming hallway with a useful storage cupboard, a fitted kitchen with inset gas hob and oven, and space for both a washing machine and fridge. The living room provides ample space for furniture, while the two bedrooms include a good sized main bedroom with built-in mirrored wardrobes. A modern bathroom completes the accommodation.

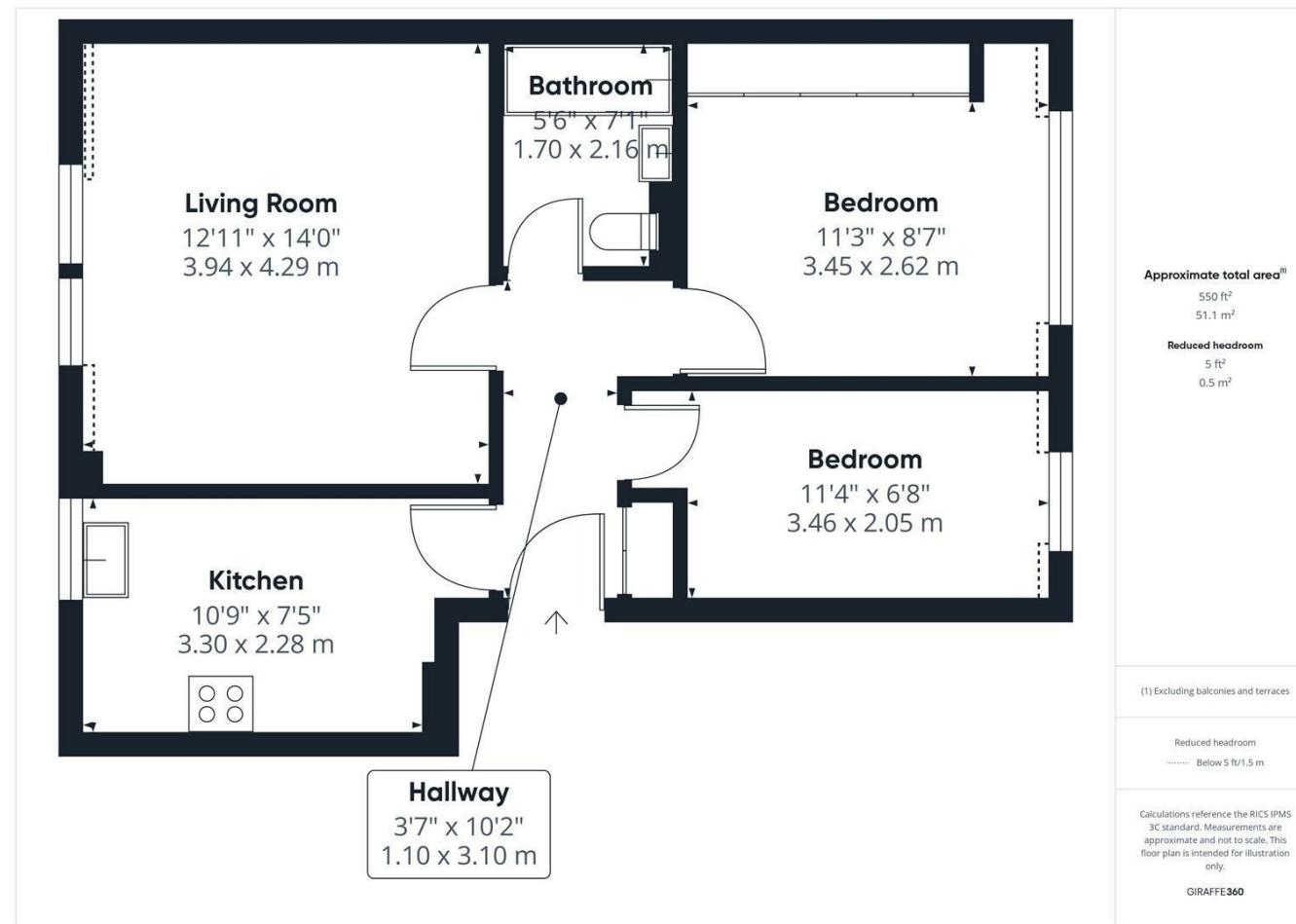
Externally, the property benefits from one allocated parking space.

NOTES

LEASE INFO - 120 year lease with 90 years left.
Ground Rent £250 pa. Service Charge £1200 pa.

DOVE PLACE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	79
(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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