



GUILLEMOT WAY, WATERMEAD, BUCKINGHAMSHIRE

PRICE £210,000

LEASEHOLD

Top floor one bedroom apartment in the highly sought after Watermead development, offering stunning lake views from a private balcony. Beautifully presented throughout, the property features a bright and spacious living room, a well appointed kitchen, double bedroom and bathroom. Further benefits include allocated parking, making this an ideal home for first-time buyers, professionals, or investors alike.



GUILLEMOT WAY

• TOP FLOOR ONE BEDROOM
APARTMENT • SOUGHT AFTER WATERMEAD
DEVELOPMENT • STUNNING LAKE
VIEWS • ALLOCATED PARKING • DOUBLE
BEDROOM WITH FITTED WARDROBES • PRIVATE
BALCONY • WALKING DISTANCE TO
PIAZZA • WELL PRESENTED THROUGHOUT



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 apartment, you are welcomed by an entrance hall with a useful storage cupboard, providing practical space for coats and household items.

The kitchen is fitted with a range of wall and base units and features an inset electric hob with oven below, along with space for a fridge and washing machine.

The living room is a particular highlight of the property, offering a light and airy feel with double doors opening onto a private balcony. From here, you can enjoy fantastic, uninterrupted views over the lake – a perfect spot for relaxing or entertaining.

The double bedroom benefits from built-in wardrobes,

providing ample storage while maintaining a comfortable space. The bathroom is fitted with a suite comprising a bath with shower over, wash hand basin and WC. The property also benefits from a loft that is part boarded for extra storage.

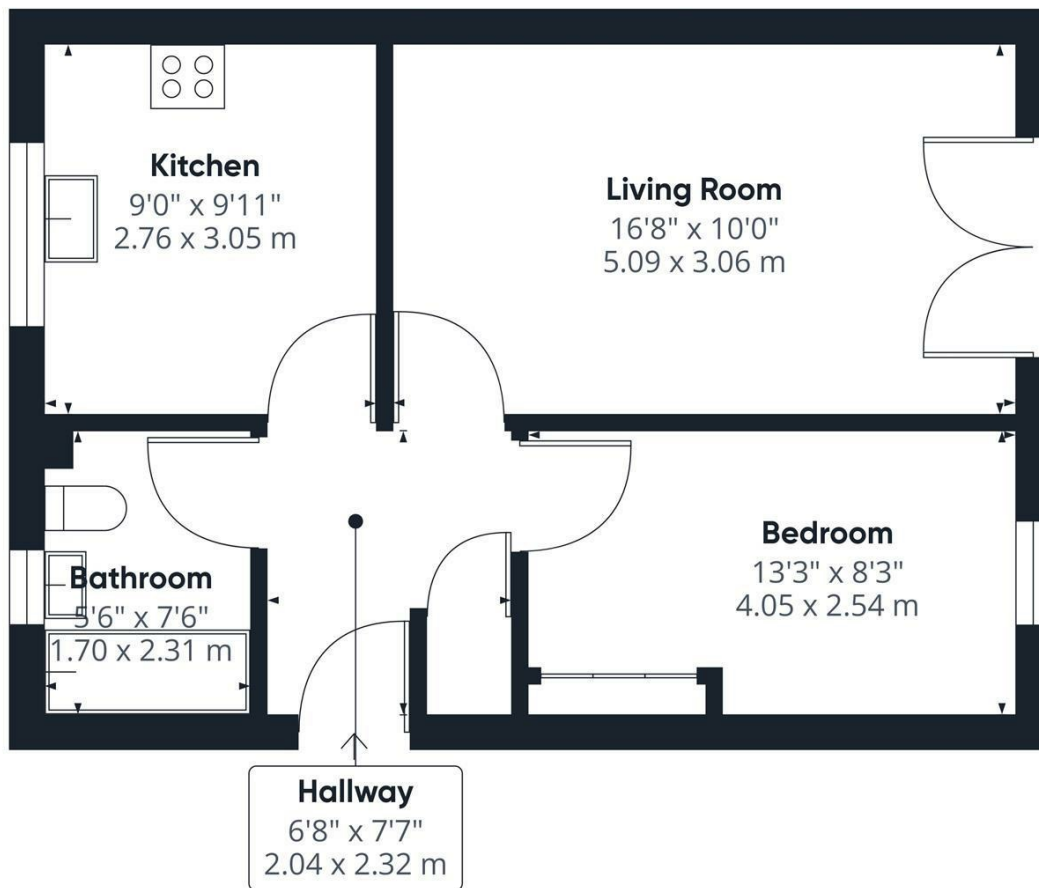
Externally, the property benefits from one allocated parking space, with additional visitor parking available within the development.

AGENTS NOTE

LEASE DETAILS - 125 year lease. 94 years remain.
Ground Rent £250 pa. Service Charge £898 pa.

GUILLEMOT WAY





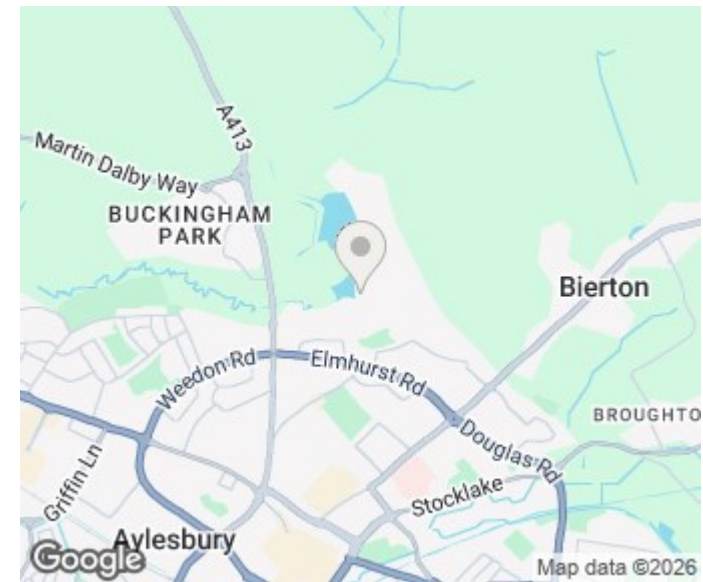
Approximate total area^a
464.68 ft²
43.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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