



WHINCHAT, WATERMEAD, AYLESBURY

PRICE £170,000

LEASEHOLD

Situated on the sought-after Watermead development, this well presented first-floor one bedroom apartment enjoys attractive views overlooking the lake. The property offers a bright living room with access to a private balcony, kitchen, double bedroom, and a bathroom. Further benefits include allocated parking, making this an ideal first-time purchase, investment, or low-maintenance home in a desirable waterside location.



WHINCHAT

- FIRST FLOOR APARTMENT • LAKE VIEWS • SOUGHT-AFTER WATERMEAD DEVELOPMENT • ALLOCATED PARKING SPACE • BALCONY • CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS



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 an entrance hallway, complete with a storage cupboard and an intercom entry system. The spacious living room provides ample space for both lounge and dining furniture, with double doors opening onto a private balcony that enjoys attractive views across the lake.

The fitted kitchen is well-equipped with an inset electric hob and oven and offers space for a fridge freezer, washing machine, and additional appliances, providing practical and functional accommodation.

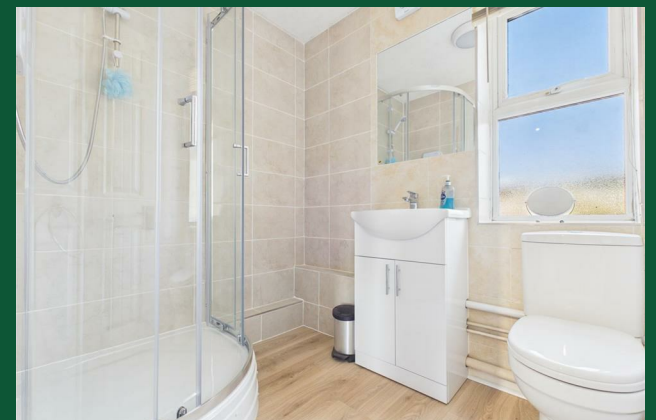
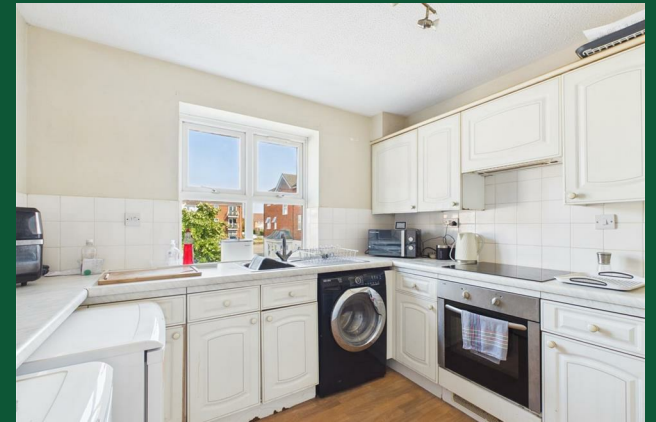
The double bedroom offers comfortable living space and is complemented by a bathroom featuring a shower cubicle, hand basin with vanity storage unit, and WC.

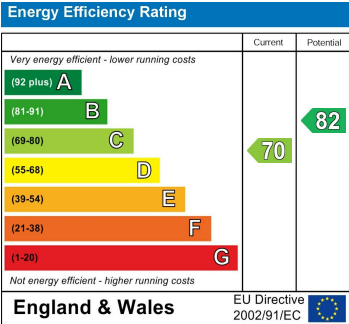
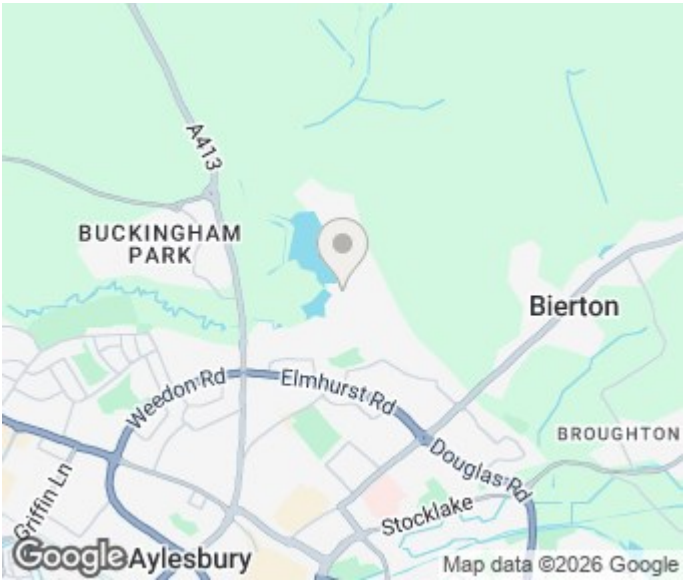
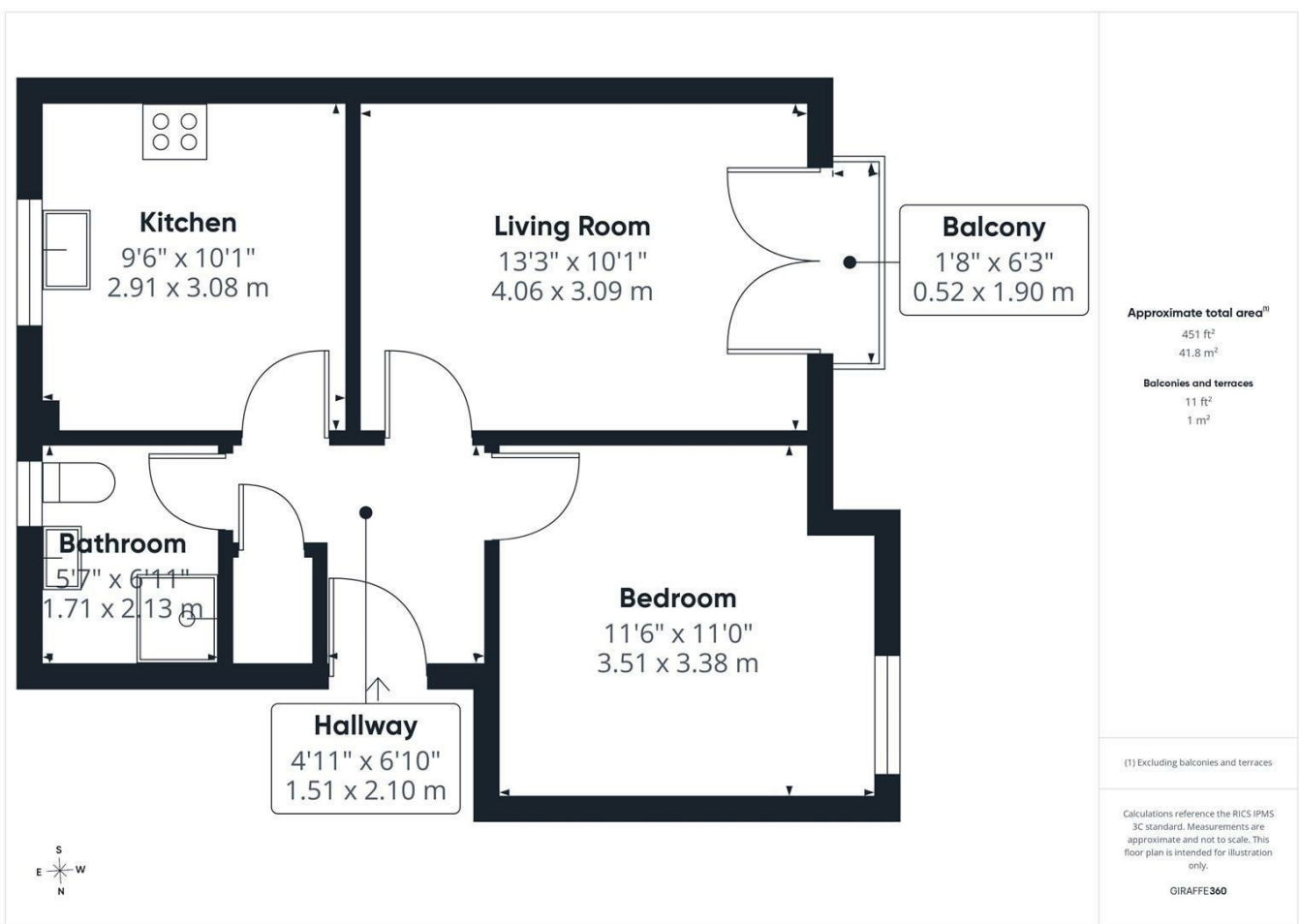
Externally, the property benefits from one allocated parking space. Positioned within the popular Watermead development, residents can enjoy the attractive lakeside surroundings, scenic walks, and convenient access to local amenities and transport links, making this a superb home in a desirable waterside setting.

NOTES

LEASE INFO - 125 year lease with 90 years left. Ground rent £250 pa. Service charge £1119 pa.

WHINCHAT





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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