

# Two Bedroom DUPLEX APARTMENT

LAKE VIEWS

21 Lakeside, Watermead  
Aylesbury HP19 0FX



(LEASEHOLD)

**£235,000**

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# LOCATION

Discover Watermead, a charming neighborhood in Aylesbury, Buckinghamshire. Nestled amidst breathtaking scenery, this tranquil area offers a serene escape from city life. With its picturesque lakes and green spaces, it's a paradise for nature lovers and outdoor enthusiasts. The warm and friendly community fosters a strong sense of belonging.

## THIS HOME FEATURES

POPULAR DEVELOPMENT  
DULPEX APARTMENT  
LAKE VIEWS  
LOUNGE/DINING ROOM  
MODERN FITTED KITCHEN  
BATHROOM  
BALCONYWITH LAKE VIEWS  
ALLOCATED PARKING

Enjoy convenient amenities, including local shops, schools and recreational facilities. Watermead also offers easy access to Aylesbury town center, where you'll find a variety of shopping, dining, and entertainment options. Experience the best of both worlds in this delightful haven.

# LIVING AREA

## BEDROOMS

*Discover two generously sized double bedrooms within this remarkable duplex maisonette, offering ample space and comfort for rest and relaxation.*



## BATHROOM

*The well-appointed bathroom features a panel bath with a convenient mixer tap shower attachment, a low-level WC, and a stylish pedestal wash hand basin with storage draws under.*



## LIVING SPACE

*Relax and entertain in the inviting lounge dining area, complete with built-in shelving for convenient storage. The space is enhanced by patio doors that open up to a private balcony, perfect for enjoying outdoor views and fresh air.*

## KITCHEN

*The well-equipped fitted kitchen features an integrated oven and gas hob, ensuring a seamless cooking experience. Ample storage space is available, providing convenience and organization for all your culinary needs.*





# PROPERTY SUMMARY

*Welcome to this spacious two-bedroom duplex maisonette situated in the desirable Watermead development in Aylesbury. Boasting a balcony with stunning lake views, this property offers a unique and picturesque setting. With ample living space and modern amenities, it provides a comfortable and stylish home for residents to enjoy the tranquility of lakeside living. The accommodation comprises entrance hall, modern fitted kitchen, lounge/dining room, private balcony, two double bedrooms, bathroom and allocated parking.*





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	73 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

GROUND FLOOR  
390 sq ft. (35.7 sq m.) approx.

1ST FLOOR  
332 sq ft. (30.9 sq m.) approx.



TOTAL FLOOR AREA: 722 sq ft. (67.3 sq m.) approx.

## OUTSIDE

*Private balcony, overlooking Watermead Lake.*

*Allocated parking.*

## VIEWINGS

*Strictly by appointment with WeSoldIt.co.uk*

*MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.*

*THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.*

*The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.*

*We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.*



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