



**Whinchat, Watermead Aylesbury HP19 0WA**

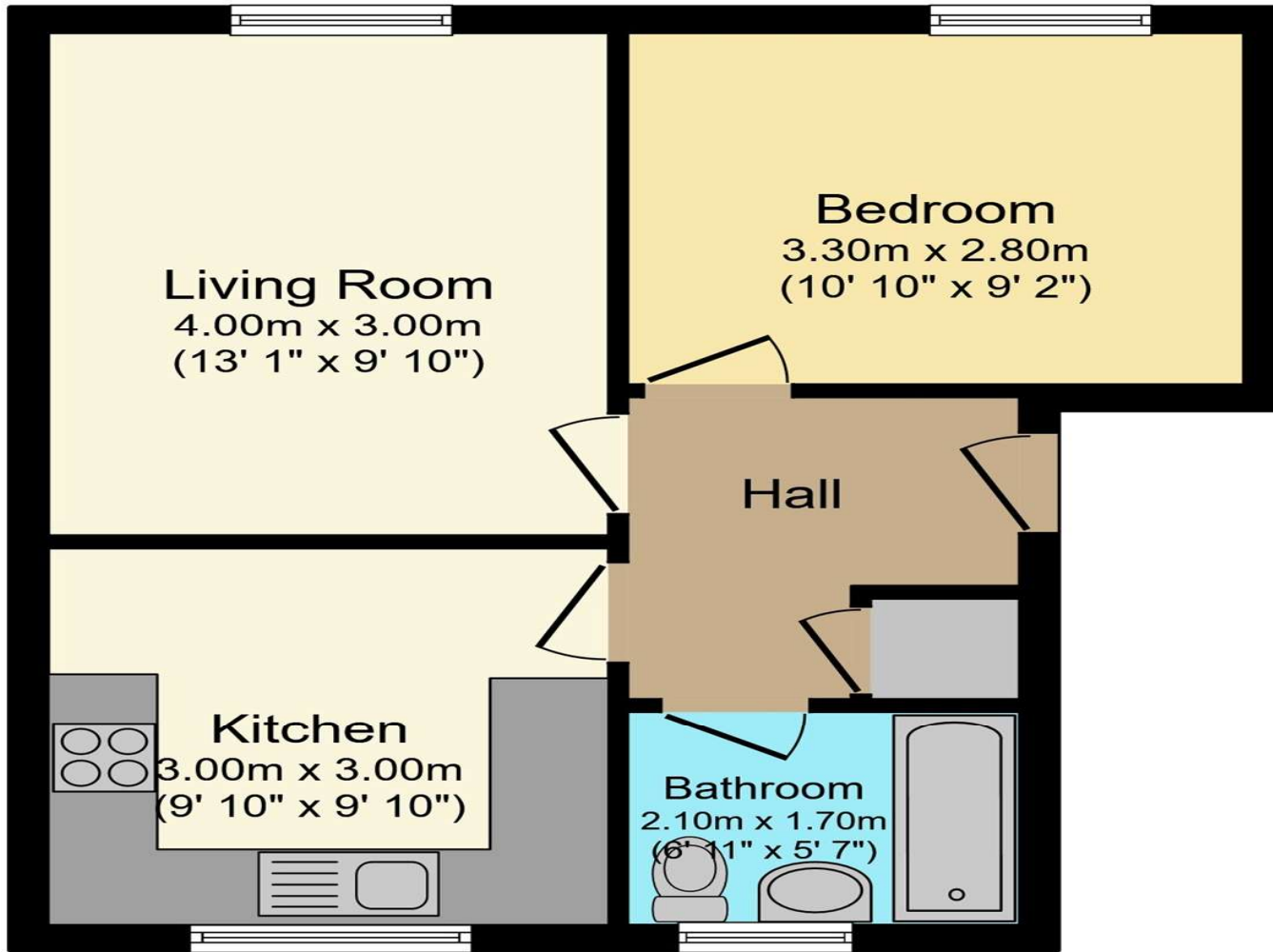


**welcome to**

**Whinchat, Watermead Aylesbury**

Ideally situated just a short walk from the Watermead Plaza (417ft), the property offers convenient access to local shops and amenities. Features include a generous living area, allocated parking, and a tranquil location—perfect for professionals, investors, or first-time buyers.





**Accommodation Comprises**

**Entrance Hall**

**Living Room**

13' 1" x 9' 10" ( 3.99m x 3.00m )

**Kitchen**

9' 10" x 9' 10" ( 3.00m x 3.00m )

**Bedroom**

10' 10" x 9' 2" ( 3.30m x 2.79m )

**Bathroom**

**Outside**

**Allocated Parking**

Total floor area 40.3 m<sup>2</sup> (434 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by Focal

welcome to

## Whinchat, Watermead Aylesbury

- GROUND FLOOR FLAT
- WATERMEAD DEVELOPMENT
- NO UPPER CHAIN
- ONE DOUBLE BEDROOM
- BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/AYL116261](https://www.brownandmerry.co.uk/Property/AYL116261)



Property Ref:  
AYL116261 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01296 488111**



[Aylesbury@brownandmerry.co.uk](mailto:Aylesbury@brownandmerry.co.uk)



5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**