



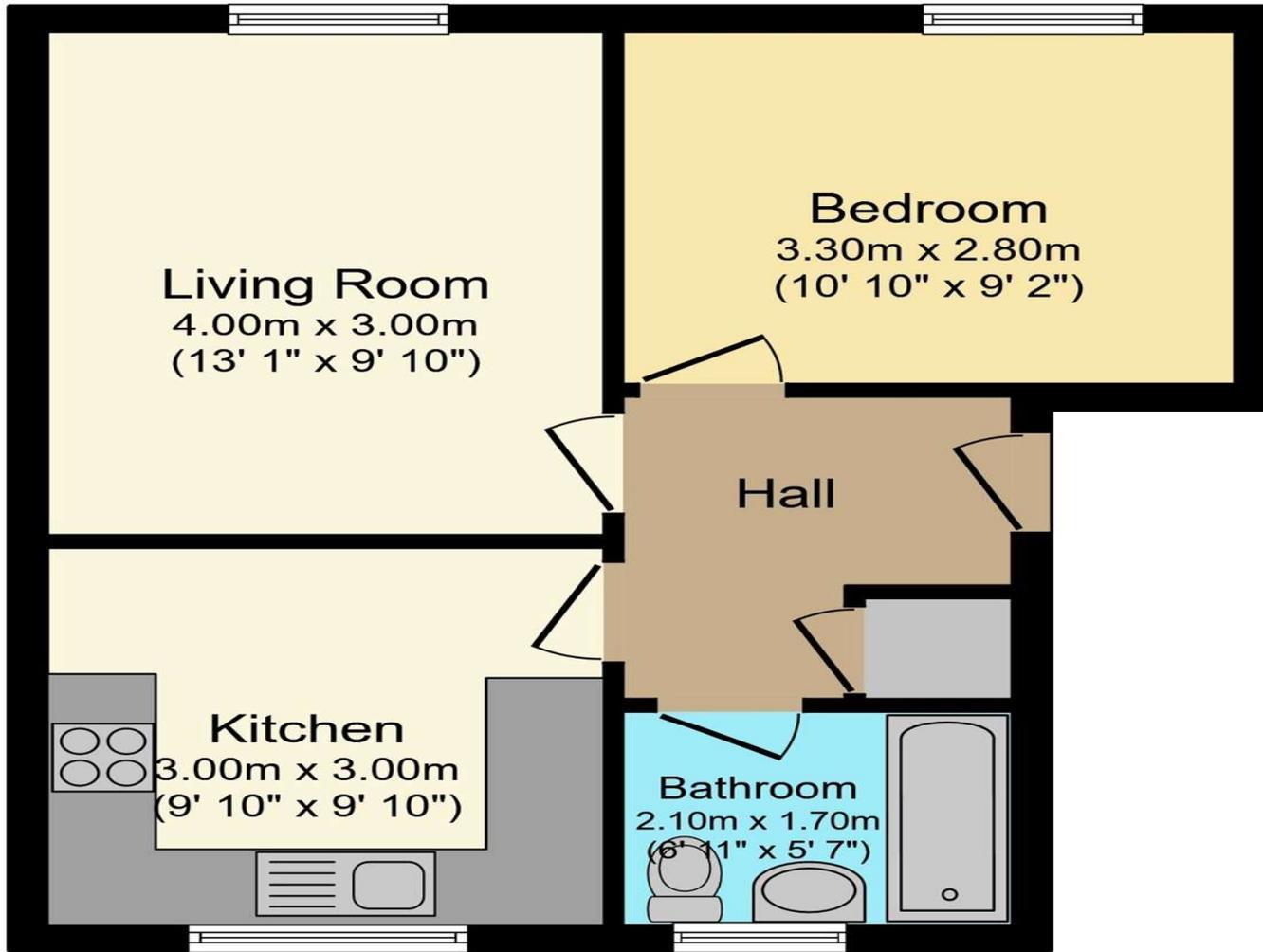
Whinchat, Aylesbury HP19 0WA

welcome to

Whinchat, 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. Watermead, located on the northern edge of Aylesbury, remains just as sought-after today as when the first homes were introduced in the late 1980s. With its two beautiful lakes, charming village centre, and immediate access to open countryside, it offers a truly picturesque setting. The area provides excellent transport links, with convenient road access towards the M25 and M40, and is only a short drive from Aylesbury Parkway Station, which offers direct mainline services to London Marylebone.





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 m² (434 sq.ft.) approx

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

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welcome to

Whinchat, Aylesbury

- GROUND FLOOR FLAT
- WATERMEAD DEVELOPMENT
- NO UPPER CHAIN
- ONE DOUBLE BEDROOM
- BATHROOM
- WALKING DISTANCE TO LAKE & PLAZA
- ALLOCATED PARKING

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.

£160,000



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 - 0002

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