





### Property Description

In a prime location in Buckingham's vibrant town centre, this one-bedroom flat is ideal for professionals, students, or couples, the property is just a short stroll from Buckingham University and the town's array of shops, cafes, and amenities.

Privately tucked away this flat offers bright and well-arranged accommodation, making it ideal for first-time buyers, downsizers or investors seeking convenience without compromising on privacy.

The property is accessed via a central hall that leads into the spacious open-plan kitchen/lounge. This generous dual-purpose room provides an excellent social and everyday living space, with clearly defined areas for cooking, dining and relaxing.

A door from the hall also leads into the large double bedroom, which offers ample space for furnishings. Completing the layout is a separate WC, positioned conveniently off the hall.

Secure and well arranged, this tucked-away property combines practical living with excellent proximity to Buckingham's amenities, shops and transport connections—making it a rare and appealing opportunity in a desirable location.

### Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us.



**Entrance Hall**

**Kitchen/Lounge**

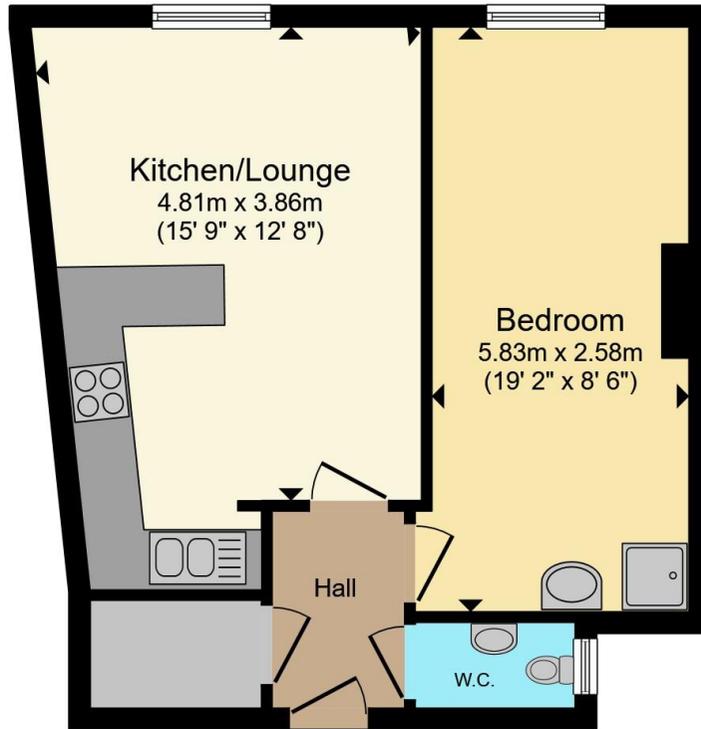
15' 9" x 12' 8" ( 4.80m x 3.86m )

**Bedroom**

19' 2" x 8' 6" ( 5.84m x 2.59m )

**Cloakroom**





Total floor area 41.3 m<sup>2</sup> (445 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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2 West Street  
BUCKINGHAM MK18 1HL

EPC Rating: E Council Tax Band: A

Service Charge: 1800.00

Ground Rent: 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUK308132](http://connells.co.uk/Property/BUK308132)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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