



**Connells**

Candleford Court  
Buckingham





### Property Description

This fantastic one bedroom ground floor apartment is offered to the market with a dedicated parking space within the complex. The property is offered for sale in excellent order throughout with a practical high end finish coupled with an abundance of space throughout. The room sizes are excellent and there is a modern bathroom. The living space is open plan and the kitchen is equipped with all the modern fittings. Communal outside space to the front and rear.

The location is convenient as it is located in Buckingham Town centre and is only a stones throw from local amenities, Milton Keynes is also in a commutable distance. This property is a perfect first time buy or if you are looking to upsize and offered chain free, equally it would be good for an investment buyer.

### Mortgage Services

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



### **Entrance Hall**

Door to front. Radiator. Carpeted. Telephone point.

### **Kitchen/lounge**

19' 2" x 11' 1" ( 5.84m x 3.38m )  
Fitted wall and base units with work surfaces. Stainless steel sink with drainer. Electric oven and gas hob. Space and plumbing for washing machine. Space for fridge freezer. Open plan with lounge. Radiator. Lounge is carpeted. Patio door to courtyard area.

### **Bedroom 1**

14' 7" x 13' 11" ( 4.45m x 4.24m )  
Full length double glazed window. Patio door leading to courtyard area. Radiator. Cupboard housing boiler. Carpeted.

### **Bathroom**

Bath with mixer taps. Shower. Wash hand basin. Extractor fan. Wc. Shaver point. Part tiled. Vinyl flooring.

### **Allocated Parking Space**





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BUK306639](http://connells.co.uk/Property/BUK306639)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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