



Connells

Waglands Garden
Buckingham



Property Description

Available to market is this two double bedroom top floor apartment. The apartment is within a stone's throw of the wildly popular Royal Latin School. The property benefits from two allocated parking spots and access to communal outside spaces for the summer months.

Internally the property consists of two double bedrooms, a kitchen, a large lounge and the family bathroom. Bedroom one benefits from the use of an en-suite bathroom adjoining the room.

Buckingham

Buckingham is a thriving historical market town with a wealth of history and beautiful architecture and hosts a full range of local facilities. These include a regular weekly market and a Waitrose supermarket, along with a selection of popular public houses and excellent local schooling. The commuter is well catered for with access to the nearby mainline railway stations of Bicester c.10m (Marylebone 45 mins) and from the city centre of Milton Keynes c.12m (Euston 40 mins) both stations giving fast and frequent services to London and the Midlands. Access to the M40 and the M1 are also within easy driving distance.



Lounge/Diner

19' 2" x 16' 10" (5.84m x 5.13m)

Carpeted. Two sets of UPVC double glazed windows to the front aspect. Television point. Radiator.

Kitchen

10' 10" x 10' 6" (3.30m x 3.20m)

A variety of base and wall mounted fitted units. Gas hob with gas oven and extractor. Washing machine. Dishwasher. Central heating gas combination boiler. UPVC Double glazed window to the rear aspect. Stainless steel sink with draining board. Spot lights. Radiator.

Bathroom

Fully tiled. Wash hand basin with vanity. Spots lights. Bath tub. Extractor fan. WC.

Bedroom 1

14' 8" x 14' 7" (4.47m x 4.45m)

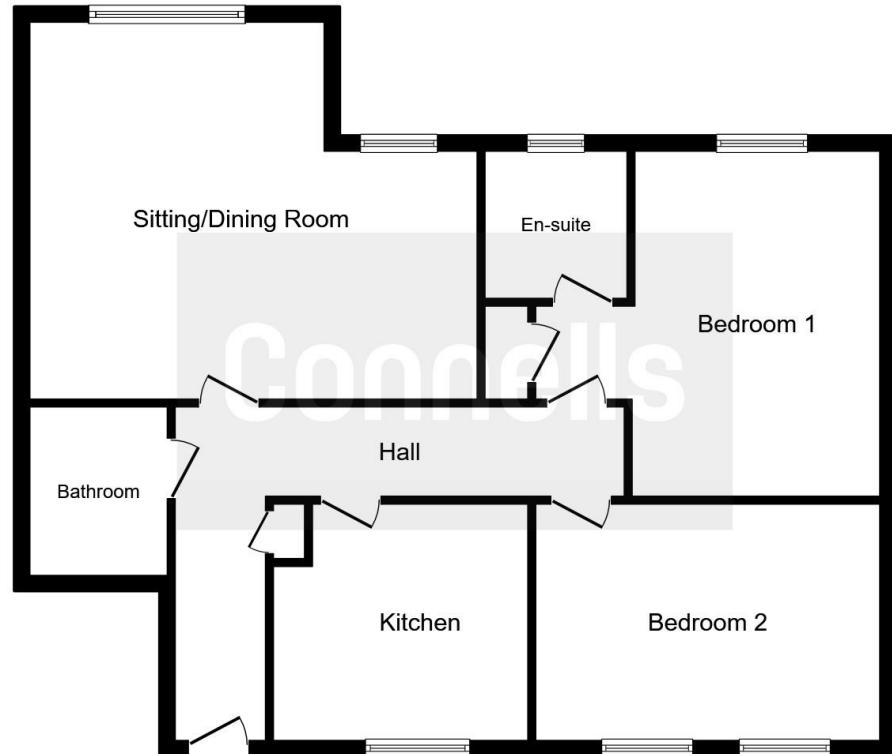
Carpeted with TV and Telephone points. UPVC Double glazed windows to the front and side aspect. Radiator.

Bedroom 2

14' 8" x 14' 7" (4.47m x 4.45m)

Carpeted. Television point. UPVC double glazed windows to the rear aspect.





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).
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To view this property please contact Connells on

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2 West Street
 BUCKINGHAM MK18 1HL

EPC Rating: C
 Council Tax
 Band: C

Service Charge:
 1788.00

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUK307892

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 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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