



5 Bakers Court

Baker Street | Waddesdon | Bucks | HP18 0LE



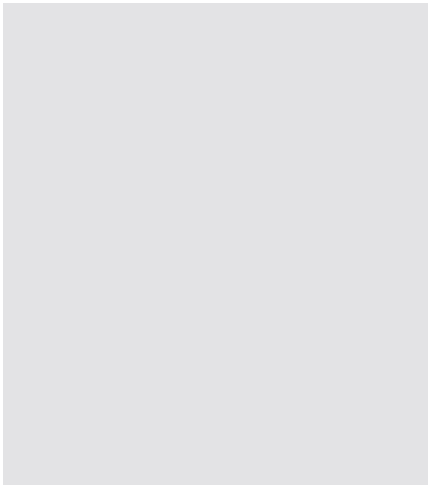
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NEW INSTRUCTION!! Williams are delighted to bring to market this 3 bedroom first floor maisonette situated in the popular village of Waddesdon with excellent schools and bus routes to Aylesbury Town Centre. The property consists of entrance hallway, lounge, kitchen with white goods, family bathroom, 3 good size bedrooms with built in wardrobes, double glazing, gas central heating and 1 allocated parking. Available 6th September 2024.

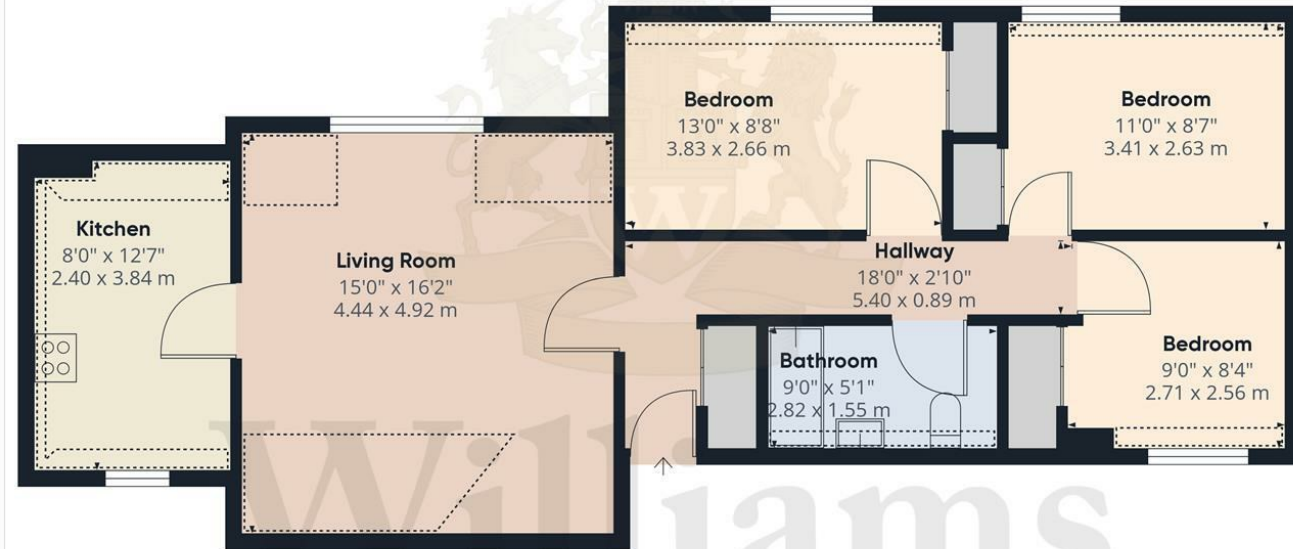
Per month £1,300 Per month





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

770.16 ft²
71.55 m²

Reduced headroom

109.04 ft²
10.13 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360