



Connells

Iver Court Lenborough Road
Buckingham



Property Description

Located in a highly convenient position close to local schools and within easy walking distance of Buckingham town centre, this well-presented two double bedroom ground floor flat offers comfortable living space and an excellent layout ideal for first-time buyers, downsizers or investors.

The property is accessed via its own entrance porch leading into a welcoming lounge, which provides a bright and sociable living area. From here, the layout flows through to a well-arranged kitchen and into a central hall connecting all rooms. The flat offers two spacious double bedrooms, each providing ample room for furnishings, and a bathroom serving the accommodation.

Well-maintained throughout, the flat provides practical single-level living with generous room proportions and a thoughtful layout.

Situated in a great location close to schools, green spaces and Buckingham's vibrant town centre—with its shops, cafés and amenities—this property represents a fantastic opportunity for those seeking convenience and comfort in a popular residential area.

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 Porch

Lounge

14' 10" x 9' 5" (4.52m x 2.87m)

Kitchen

12' 7" x 5' 8" (3.84m x 1.73m)

Bedroom 1

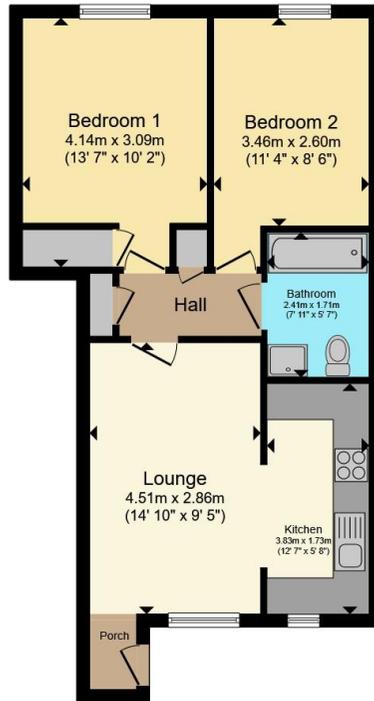
13' 7" x 10' 2" (4.14m x 3.10m)

Bedroom 2

11' 4" x 8' 6" (3.45m x 2.59m)

Bathroom





Floor Plan

Total floor area 51.8 m² (558 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: C

Council Tax
Band: B

Service Charge:
1570.26

Ground Rent:
212.38

Tenure: Leasehold

view this property online connells.co.uk/Property/BUK308056

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2000. 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.

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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