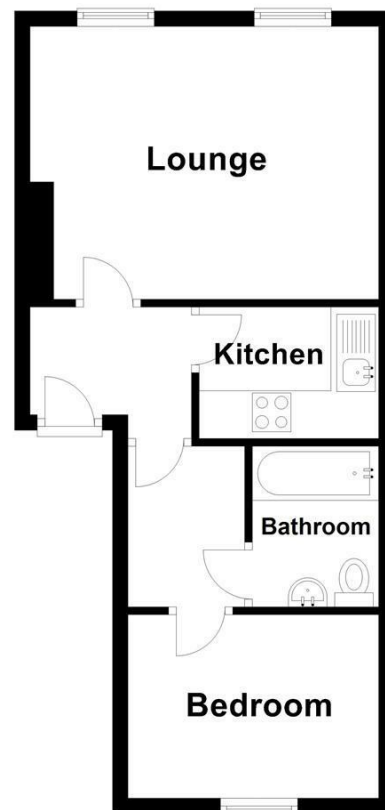




7B Market Square, Buckingham, Buckinghamshire,
MK18 1NJ



Not to scale. For illustrative purposes only



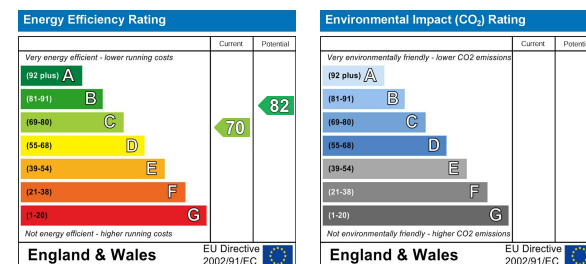
For Auction, Guide £40,000+

**** FOR SALE BY LIVESTREAM AUCTION ** WEDNESDAY JULY 1ST 1.00 PM ** GUIDE PRICE £40,000+ **
VIEWINGS BY APPOINTMENT ** NEXT SLOT MONDAY 22nd JUNE 5.00 pm to 5.30 pm ****

This incredible value one-bedroom top floor flat is offered for auction with vacant possession and offers the potential for an incredible NET rental yield of up to 20% (based on the guide price). Situated within an attractive Grade II listed building adjacent to the High Street in the historic market town of Buckingham, the property combines character with strong investment appeal. Accommodation comprises communal keypad entry, entrance hall, a spacious 14ft lounge, separate fitted kitchen, bedroom and bathroom. Presented in reasonable decorative order throughout, the flat would make an ideal addition to a landlord's portfolio or an excellent buy-to-let opportunity. The property also benefits from a lease with approximately 97 years unexpired.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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7B Market Square, Buckingham, Buckinghamshire, MK18 1NJ

COMMUNAL ENTRANCE

The entrance to the property is via the shared walkway between the shops to the front of Market Square, at the rear you will find steps leading up to a communal door with keypad entry system and stairs to all floors. The property is located on the top floor (3rd floor) of the building.

ENTRANCE HALL

6'9 x 5'7

Laminate flooring, door to



HALLWAY

Laminate flooring, doors to

BEDROOM

10'3 x 7'9

With dormer window, sloping ceiling to one side, laminate flooring and electric heater



LOUNGE/DINING ROOM

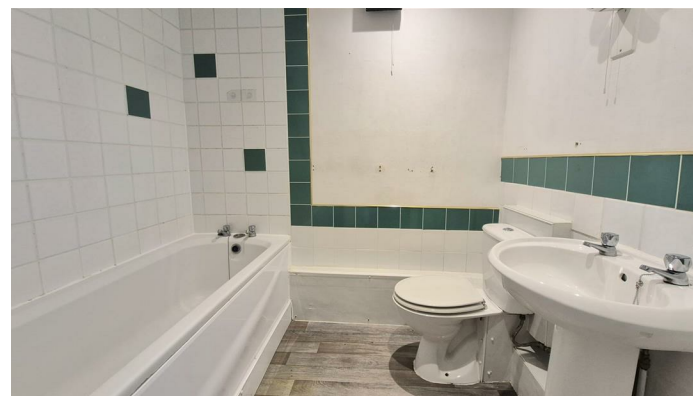
14'10 x 11'7

With two windows to front overlooking Market Square. Both windows are double glazed from the inside with retention of traditional sash windows to front. Laminate flooring, electric heater.

BATHROOM

6'10 x 5'4

With low level WC, panel bath with shower over, sink unit, part tiled walls and extractor fan.



KITCHEN

7'8 x 5'7

Well presented, with a range of fitted units, stainless steel sink unit, integrated oven/hob/filter hood, tiled splashbacks, extractor fan and laminate flooring.

OUTSIDE

Communal yard area leading to communal entrance



centre and continue along the main route into town. As you approach the centre of Buckingham, stay on the road heading toward the high street area, then follow signs for the town centre and parking. Market Square is located in the heart of Buckingham and can be reached by continuing straight into the central shopping and pedestrian area, where you'll find the square surrounded by shops, cafés, and historic buildings.



LEASE DETAILS

With an unexpired lease term of 97 years. GROUND RENT & SERVICE CHARGES. Current ground rent of £200 PA subject to increasing under the terms of the lease. Service charge of £3103 (based on 1 Jun 2025 - 31 May 2026)

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band A, Buckinghamshire Council

PRICE INFORMATION

- Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

- The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

- The purchaser will be required to pay a buyers premium charge of £3600 (£3000 PLUS VAT)

HOW TO GET THERE

From the A41, follow signs toward Buckingham town

DOISA/150526SA0376

For further information on viewing call 01908 030127