



Connells

Swithin Lane
Buckingham



Property Description

Situated in a peaceful location just a short walk from the town centre, this well-designed property offers bright and versatile accommodation arranged predominantly over the first floor, ideal for modern living.

The property is entered via the ground floor hallway, which provides access to the staircase leading to the main accommodation.

On the first floor, a landing opens into a spacious open-plan kitchen/sitting/dining room, forming the heart of the home. This excellent living space offers clearly defined areas for cooking, dining and relaxing, making it ideal for both everyday living and entertaining.

There are two well-proportioned bedrooms, both thoughtfully laid out to accommodate bedroom furniture comfortably. The accommodation is completed by a modern bathroom, fitted to serve both bedrooms.

Externally, the property benefits from allocated parking, adding practicality and convenience. The quiet setting, combined with easy access to the town centre, makes this home particularly appealing for those seeking a balance of tranquillity and accessibility.

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 Hall

Kitchen/Sitting Room

16' 7" x 14' 1" (5.05m x 4.29m)

Bedroom 1

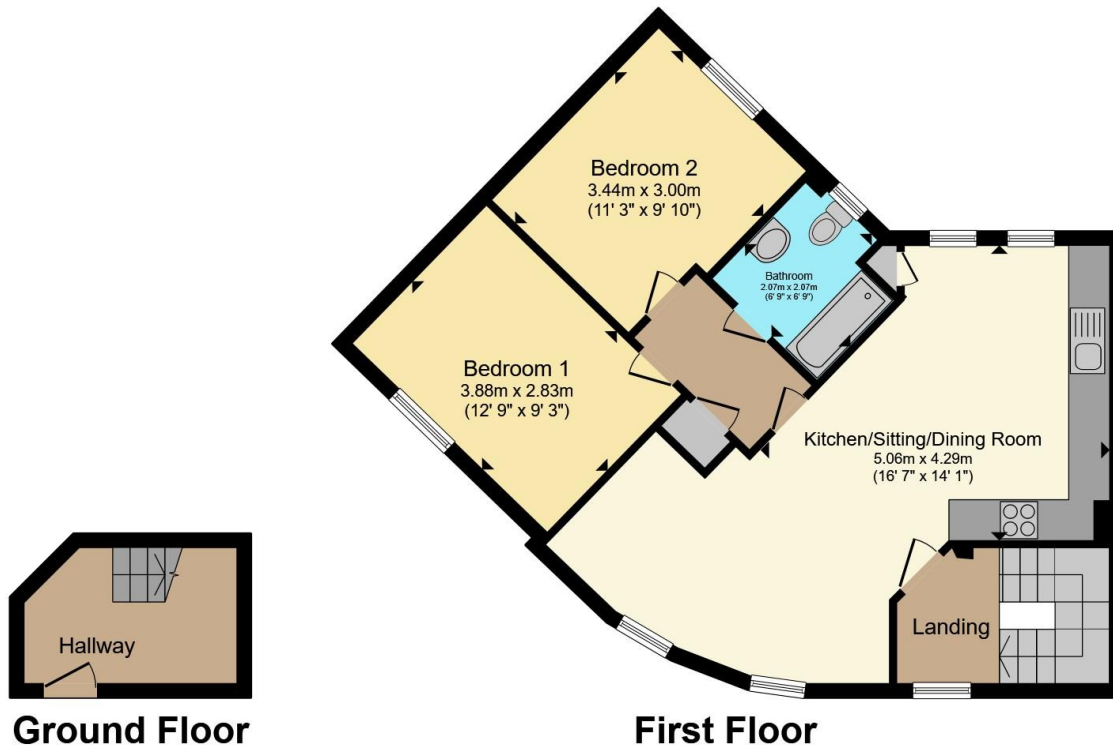
9' 3" x 12' 9" (2.82m x 3.89m)

Bedroom 2

11' 3" x 9' 10" (3.43m x 3.00m)

Bathroom





Total floor area 73.5 m² (791 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: B

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
1136.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/BUK308179](https://www.connells.co.uk/Property/BUK308179)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2020. 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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