



**Connells**

Lowndes Way  
Winslow Buckingham



### Property Description

Located in a peaceful residential setting just a short walk from the town centre, this spacious apartment is situated within the historic market town of Winslow, offering convenience and comfortable living.

The property is entered via a welcoming hallway, which provides access to the principal ground-floor accommodation and the staircase leading to the first floor. To one side of the property is a spacious sitting room, offering an inviting space for relaxation and everyday living.

To the other, the apartment features a well-arranged kitchen, positioned conveniently off the hall and providing ample space for cooking and storage.

The first floor accommodation comprises two well-proportioned bedrooms, including a generous principal bedroom and a second comfortable double bedroom. Both rooms are served by a centrally located family bathroom. With its quiet yet central location, the property is ideally placed to enjoy Winslow's range of local shops, cafés, amenities, and transport links, all within easy walking distance, making it an excellent choice for a variety of buyers.

The property benefits from a Ground Floor secure storage unit for private use.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### 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

### Sitting Room

13' 1" x 12' 11" ( 3.99m x 3.94m )

### Kitchen

9' 11" x 13' 1" ( 3.02m x 3.99m )

### Bedroom 1

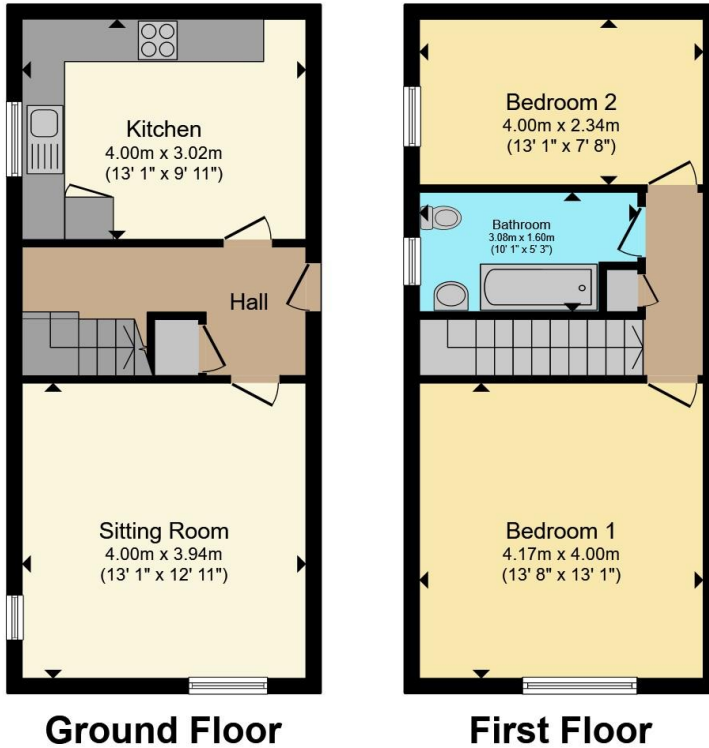
13' 8" x 13' 1" ( 4.17m x 3.99m )

### Bedroom 2

7' 8" x 13' 1" ( 2.34m x 3.99m )

### Bathroom





Total floor area 74.2 m<sup>2</sup> (799 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01280 822 727**  
**E [buckingham@connells.co.uk](mailto:buckingham@connells.co.uk)**

2 West Street  
 BUCKINGHAM MK18 1HL

EPC Rating: C Council Tax Band: B

Service Charge: 873.20 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUK307201](http://connells.co.uk/Property/BUK307201)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1990. 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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