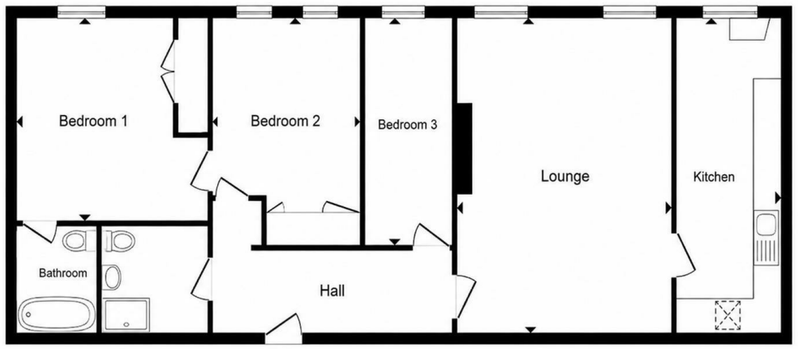
prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged 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).

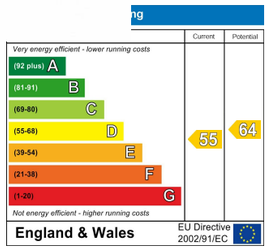
BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £3420 (£2850 plus vat)

HOW TO GET THERE
M1 southbound Junction 13. A421 towards Milton Keynes at Kingston Roundabout take 1st exit onto A5130 (Newport Road) towards Wavendon, continue past Wavendon Arms and Frosts Garden Centre, turn left onto Lower End Road then turn right onto Wavendon House Drive.

DOISA/0109SA0467



You may download, :
not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



19 Wavendon House Drive, Wavendon, Milton Keynes, Buckinghamshire, MK17 8AJ

For Auction, Guide £180,000+

** FOR SALE BY LIVESTREAM AUCTION NOVEMBER 12TH AT 11:00 AM ** GUIDE PRICE: £180,000+ ** VIEWINGS BY APPOINTMENT ** TUESDAY 20/10/26 1.00 PM TO 1.45 PM ** & SATURDAY 31/10/26 10:30 AM TO 11:15 AM **

This impressive three-bedroom first-floor apartment is set within the prestigious Grade II listed Wavendon House development, surrounded by private and stunning formal gardens in the historic village of Wavendon, south-east of Milton Keynes and approximately 1.5 miles from Woburn Sands. Offering close to 1,000 sq ft of accommodation, the property is presented in good decorative order and benefits from 987 years remaining on the lease. The apartment would make an ideal purchase for either an owner-occupier or investor, with the potential to command a premium rental income. The beautifully maintained grounds are a particular highlight and provide a truly impressive setting, which needs to be seen to be fully appreciated. Also features resident/visitor parking and its own garage. An excellent opportunity to acquire a spacious apartment within this highly desirable and characterful development.

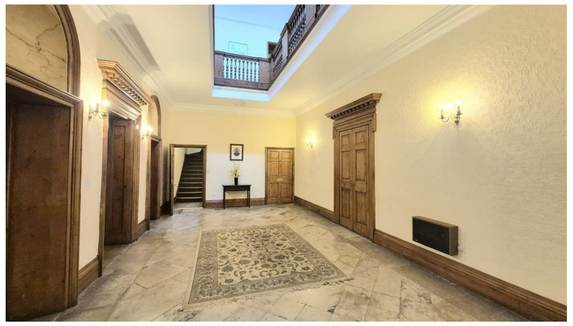
TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
auctionhouse.co.uk/northantsbedsandbucks

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

19 Wavendon House Drive, Wavendon, Milton Keynes, Buckinghamshire, MK17 8AJ

ACCOMMODATION

COMMUNAL ENTRANCE
Grand entrance hall, with stairs to 1st floor



ENTRANCE HALL
Entry phone, radiator, wood style floor, door to

LOUNGE/DINING ROOM
18'4 x 13'8
Two sash windows, radiator, wood flooring, door to

KITCHEN
13'8 x 7'0
Sash window, range of fitted units, integrated oven, hob and filter hood. Space for further appliances, radiator, wood flooring, wall mounted gas boiler.

BEDROOM ONE
11'10 x 10'10
Sash window, wood flooring, fitted wardrobes, radiator, door to

EN-SUITE
6'3 x 5'5
With rolltop bath, sink unit, WC, half tiled walls extractor fan

BEDROOM TWO
13'4 x 10'4
Two sash windows, radiator, wood flooring

BEDROOM THREE
13'4 x 6'2
Sash window, radiator, wood flooring

SHOWER ROOM
6'2 x 5'10
With double shower cubicle, sink unit, WC

OUTSIDE

FORMAL GARDENS
Set in stunning grounds and private formal gardens with beautiful views and an idyllic setting.

PARKING
With extensive parking areas for residents and visitors

GARAGE
The property has the benefit of its own single garage in a block as shown and included in the title plan

LEASE DETAILS
With an unexpired lease term of 987 years. The following service charge information has been provided by our client. Service Charge for period 01/08/2026 – 31/07/2027 £4,246.27. Insurance Contribution for period 2026/2027 £981.55 Ground Rent 2026 £50.00. PLEASE REVIEW THE LEGAL PACK TO VERIFY.

SERVICES
No appliances or services have been tested

COUNCIL TAX
Band D, Milton Keynes

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

For further information on viewing call 0333 358 2245