

Connells

Buckingham Court Buckingham Street
Aylesbury

Buckingham Court Buckingham Street Aylesbury HP20 2LL

for sale guide price **£120,000**







Property Description

Situated in the heart of Aylesbury town centre, this well-presented one-bedroom apartment offers modern living with the added benefits of a private balcony and secure gated parking. Ideally positioned within walking distance of local amenities, restaurants, shops, and Aylesbury train station, the property is perfectly suited to first-time buyers, investors, or those seeking a convenient town centre lifestyle.

Upon entering, a private entrance hall provides access to all rooms and features a useful storage cupboard. The generously sized double bedroom benefits from a built-in wardrobe, while the contemporary bathroom is fitted with a vanity wash hand basin, bath with mixer tap, radiator, and tiled flooring.

The bright and spacious living area is flooded with natural light from dual windows and a glazed door leading directly onto the private balcony, creating an excellent space for relaxing or entertaining. The modern fitted kitchen is fully integrated with a washer/dryer, fridge/freezer, dishwasher, oven, hob, and extractor fan, offering both style and practicality.

Externally, the development enjoys secure electric gated access to the residents' car park, with allocated and visitor parking available. Combining security, convenience, and a sought-after central location, this apartment represents an excellent opportunity to step onto the property ladder or expand an investment portfolio.

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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Carpet
Radiator
Airing cupboard
Combi boiler - 3 years old
Phone entry system

Lounge

Carpet
Radiator
Balcony
Window to front

Kitchen

Tile flooring
Washing machine - 8 months old
Gas stove - 6 months old
Integrated fridge freezer
Wall and base units
Sink/drainer
Splashback tiling

Bedroom

Carpet
Radiator
Window to front
Built in wardrobe

Bathroom

Tile flooring
Bath with overhead shower
WC
Wash hand basin
Radiator

Parking

One allocated and visitor parking







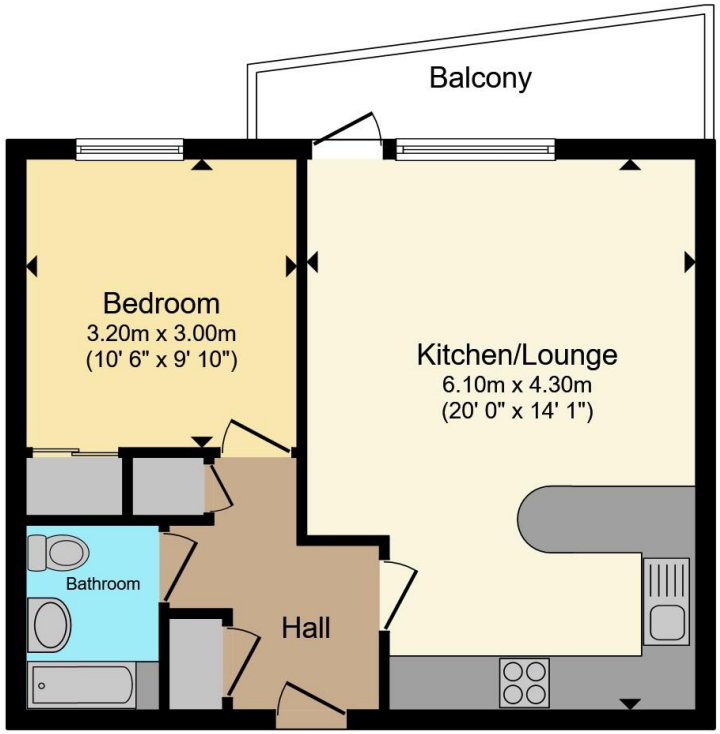









Buckingham
Court
No's 1 - 20
NO PARKING
PARKING
CONTROLS IN
OPERATION



Total floor area 45.1 m² (486 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

Connells

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: B

Council Tax Band: B

Service Charge: 2442.97

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313247

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.