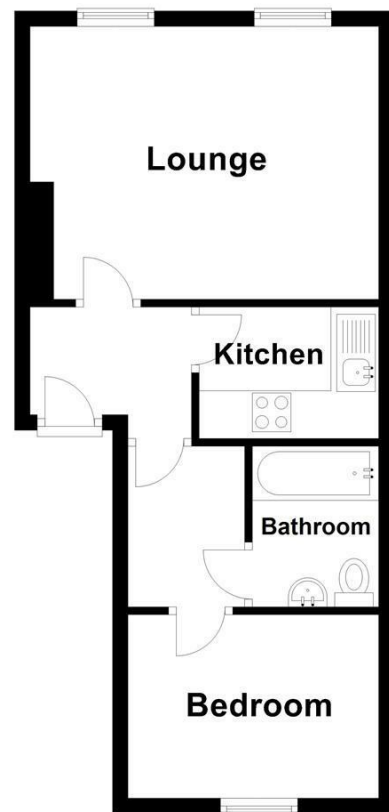




7B Market Square, Buckingham, Buckinghamshire,  
MK18 1NJ



Not to scale. For illustrative purposes only



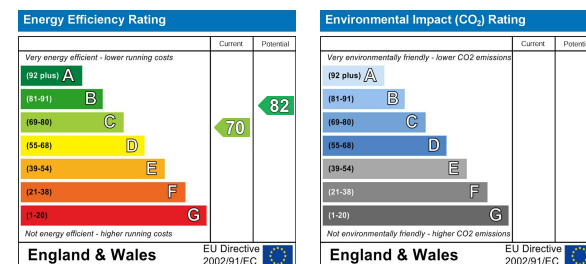
**For Auction, Guide £40,000+**

**\*\* FOR SALE BY LIVESTREAM AUCTION \*\* WEDNESDAY 24TH JUNE 1.00 PM \*\* GUIDE PRICE £40,000+ \*\*  
VIEWINGS BY APPOINTMENT \*\* FRIDAY 22ND MAY 3.00 PM TO 3:45 PM \*\* OTHER DATES TO FOLLOW**

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 and 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



## 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.



## 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.



## HALLWAY

Laminate flooring, doors to

## BEDROOM

10'3 x 7'9

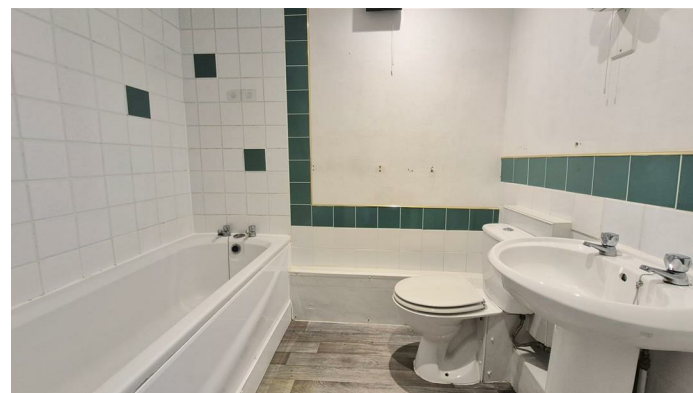
With dormer window, sloping ceiling to one side, laminate flooring and electric heater



## BATHROOM

6'10 x 5'4

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



## OUTSIDE

Communal yard area leading to communal entrance



## LEASE DETAILS

With an unexpired lease term of 97 years. We are advised by the seller there is a ground rent of £200 PA and a service charge of £3003 PA. Please note we will need to confirm these details in the awaited legal pack and will update/amend accordingly. Please ensure you review the legal pack in full for clarification prior to bidding.

## 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 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 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.



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For further information on viewing call 01908 030127