



Mill Court Quainton Road, Waddesdon HP18 0LP

welcome to

Mill Court Quainton Road, Waddesdon

- TWO BEDROOM FIRST FLOOR MAISONETTE
- POPULAR BUCKINGHAMSHIRE VILLAGE
- ALLOCATED PARKING
- GOOD TRANSPORT LINKS
- WELL-PRESENTED THROUGHOUT
- 125YR LEASE FROM 1989
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1100.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000

view this property online brownandmerry.co.uk/Property/AYL116675



Property Ref:
AYL116675 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Accommodation Comprises

Entrance/Lobby Area

Landing/Hallway

Lounge/ Diner

14' 2" x 10' 1" (4.32m x 3.07m)

Kitchen

10' 10" x 5' 10" (3.30m x 1.78m)

Bedroom One

11' 9" x 9' (3.58m x 2.74m)

Bedroom Two

8' x 7' (2.44m x 2.13m)

Bathroom

Outside

Allocated Parking

Waddesdon

Waddesdon is steeped in history with a church of Norman origins and the old Roman Military Road, Akeman Street used to pass through the place. Of some renown is the magnificent Waddesdon Manor, Baron Ferdinand De Rothschild bought the land and it is said he picked the site for his residence after hunting in the area. The nearby market towns and villages provide a wealth of historical and interesting places to visit including the local Waddesdon Manor, Claydon House and Quainton Steam Railway. Shopping facilities are situated at Bicester Village Retail Outlet, Friar's Square Centre in Aylesbury, Milton Keynes and Oxford. The village itself offers excellent pre-schools with a junior and highly sought after secondary school, Shop/Post Office, Doctor's Surgery, Veterinary Surgery, Pubs, the Five Arrows Hotel and an Indian Restaurant. Aylesbury is about 5 miles with railway station to London (Marylebone approx. 60 mins), or Haddenham/Thame Parkway about 9 miles. The market town of Thame is about 10 miles and Oxford is approx. 23 miles. The M40 motorway beyond gives access to London, Oxford and Birmingham.

Agents Notes

Note the property is currently tenanted. All photos were taken before current tenancy.

Please note that the AML fee covers 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.




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