

*Russell & Butler*  
independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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## Apt A, 28 West Street, Buckingham, MK18 1HE

### Asking Price £125,000.00 Leasehold

A Grade II town centre first floor studio apartment which would make an ideal first time buy or an investment property. The property is located in the town centre of Buckingham and is within easy walking distance to Buckingham university, and further benefits from, fitted kitchen with oven & hob and entry phone system. The accommodation comprises: Communal entrance hall, entrance lobby, lounge/bedroom, fitted kitchen and separate shower room. No Onward Chain. EPC Rating E. Approx 110 years remaining. Ground rent £100 per annum. Maintenance Charge approx £70 per month.



**Entrance**

Communal covered access to:

**Communal Entrance Hall**

Stairs rising to first floor. Solid wood door to:

**Sitting/Bedroom**

*13' 9" X 13' 1" (4.21m X 3.99m)*

Electric panel radiator, wood laminate flooring, window to side aspect, television point and telephone point.

**Kitchen**

*12' 10" X 8' 5" (3.92m X 2.58m)*

Fitted to comprise inset single drainer stainless steel sink unit with monobloc mixer tap and cupboard under. A further range of base and eye level units with roll edged work surfaces. Four ring electric hot, electric oven and extractor canopy over. Window to front aspect, wood laminate flooring, breakfast bar, electric panel radiator, inset downlighters. Door to:

**Hall**

Airing cupboard housing hot water tank and immersion heater. Door to:

**Shower Room**

White suite of fully tiled shower cubicle, wash hand basin with cupboard under and low flush w/c. Wood laminate flooring, heated towel rail, inset downlighters, extractor fan, shaver point.

**Please Note**

All main services are connected with the exception of gas. Council Tax Band A.  
Lease 125 years granted in 2006.

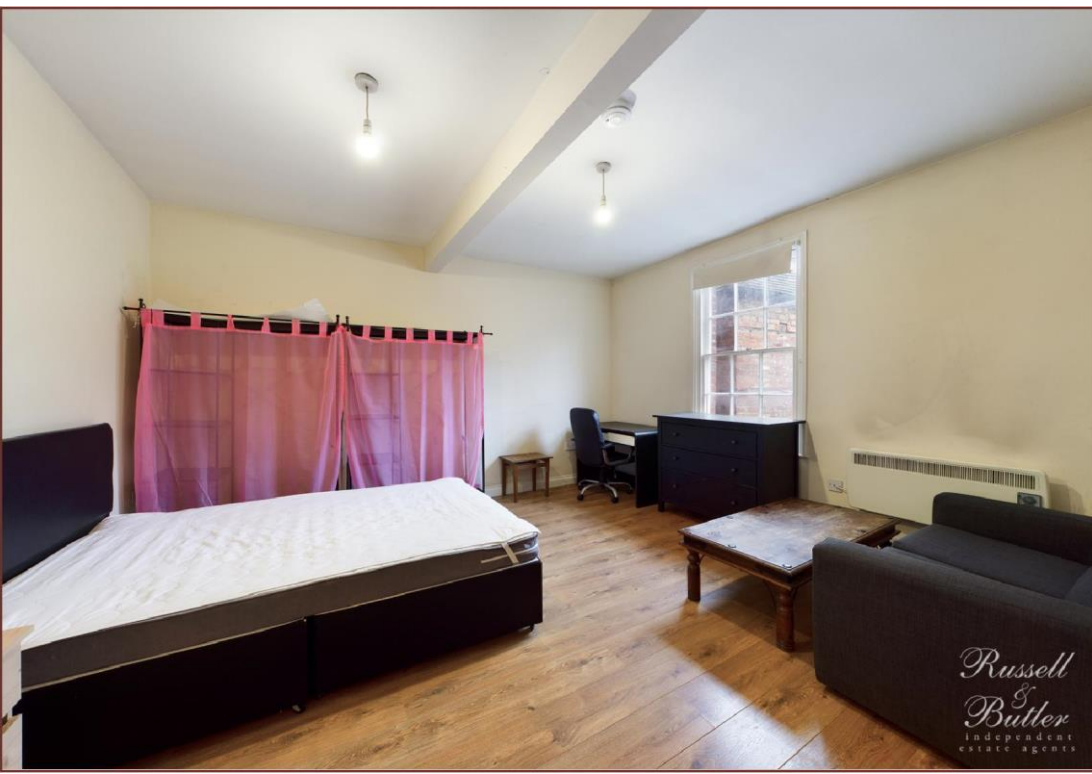
**Mortgage Advice**

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact Clare on 01280 815999 or 07772 159555. Alternatively, you can email [clare.Jarvis@mab.org.uk](mailto:clare.Jarvis@mab.org.uk).

**N.B.**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.







Approximate total area<sup>(1)</sup>

336.61 ft<sup>2</sup>  
31.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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