

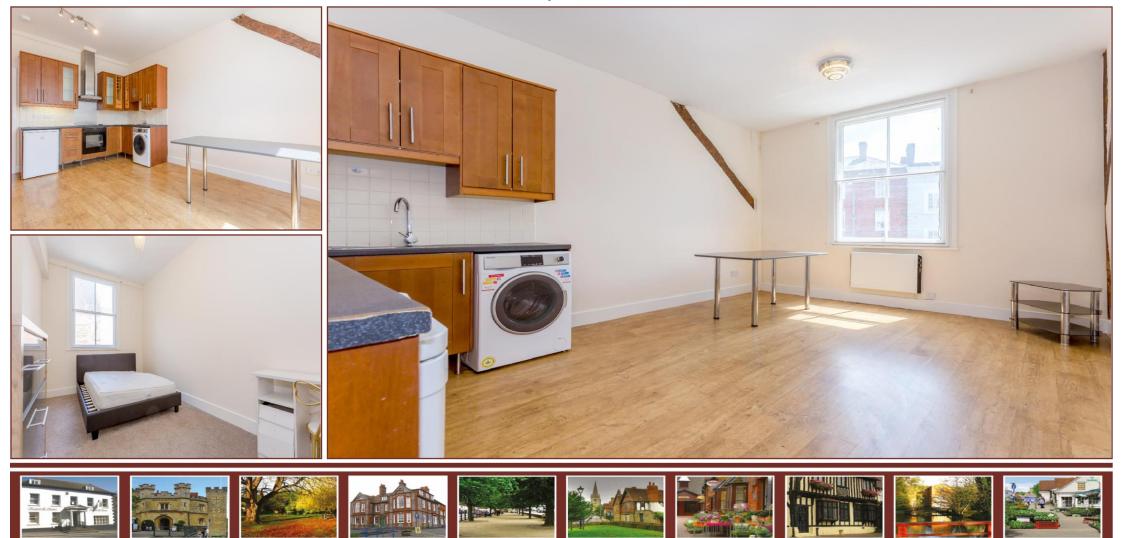
1 West Street, Buckingham, Buckinghamshire, MK18 1HL OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Flat 3,6 The Chewar, Buckingham, MK18 1NG Asking Price £145,000.00 Leasehold

A Grade II listed one bedroom apartment well situated in Buckingham town centre offered for sale with a tenant in situ paying £695 PCM. The property would make an ideal buy to let investment. The accommodation comprises: Communal entrance, entrance hall, open plan lounge/kitchen/diner, bedroom and a bathroom. Please Note: Tenant in Situ at £695 PCM, Investor buyers only. Length of lease approx. 134 years remaining. Ground rent approx. £150.00 per annum and service charge approx £890.00 per annum.



Entrance Hall

Providing access to accommodation.

Open Plan Living/Kitchen/Diner

17' 3" X 11' 11" (5.26m X 3.65m)

A range of modern fitted kitchen units with one and a quarter inset stainless steel single drainer sink unit with mono bloc mixer taps and cupboard under, a further range of base, drawer and eye level units with rolled edged work surfaces providing work and storage space, built in electric oven and electric hob with filter hood over, integrated under counter fridge, space and plumbing for automatic washing machine, ceramic tiling to splash areas, sash window to front aspect, electric heater.

Bedroom

15' 8" X 8' 5" (4.78m X 2.59m) Please Note 4.77m x 2.58m MAX. Sash window to rear aspect, electric heater, airing cupboard housing hot water tank with electric immersion heater, over head storage cupboard.

Bathroom

A white bathroom suite of panel bath with shower attachment, glazed splash screen, pedestal wash hand basin, low level W/C, extractor fan, wall mounted electric heater, ceramic tiling to water sensitive areas.

Please Note

All mains services connected. EPC Rating: D Council Tax Band: A

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 <u>clare.Jarvis@mab.org.uk</u>.

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.



GROUND FLOOR 37.01 sq. m. (398.42 sq. ft.)



All measurements are within 3 inches. F working condition of any appliances. Th part of an offer or contract. Intending otherwise as to their accuracy. No perso

TOTAL FLOOR AREA : 37.01 sq. m. (398.42 sq. ft.) approx.

While every stempt has been made to ensure he accursely of the fixed plan contained here, measurements of abort, whose noting are any other time to observative and to responsible is block for any tory or ontsisten or mis-statement. This plan is for illustrative surposes only and should be used as such by any proceedive purchase. The service, systems and applicances shown there not been tested and no guarantee as to their operability or afficiency can be given. Made with Metropic 20219.

's interest to check the do not constitute any selves by inspection or ect of the property.

The UK's number one property website

Visit us online: www.russellandbutler.com Works with **Tightmove**.co.uk







expertagent

PrimeLocation.com

