

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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# Stratford Road, Buckingham, MK18 1NY

## Asking Price £150,000.00 Leasehold

A one bedroom flat situated in Buckingham town centre. The property would make an ideal buy to let or first buy and briefly comprises; Entrance hall, stairs leading up to accommodation which includes lounge/diner, kitchen, double bedroom and shower room. NO UPPER CHAIN. EPC RATING C. Leasehold. Length of Lease 125 Years Approx from December 2005. Ground rent approx £100 PA, Service Charge Approx £625 PA.



**Entrance**

Wood glazed door to:

**Entrance Hall**

Stairs rising to first floor, heating thermostat.

**First Floor Landing**

Access to loft space, mains smoke alarm, heating thermostat, airing cupboard housing hot water tank and immersion heater.

**Lounge/Diner**

13' 9" x 10' 6" (4.18m x 3.20m)

Inset downlighters, two sky lights.

**Kitchen**

10' 6" x 6' 5" (3.20m x 1.96m)

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 and ceramic tiling to splash areas. Four ring ceramic hob, electric oven under, concealed extractor over, integrated washer/dryer, fridge/freezer Travertine tiled floor with underfloor heating, skylight, heating thermostat, heating controls.

**Bedroom**

12' 3" x 10' 8" (3.73m x 3.26m)

Underfloor heating, heating thermostat, sealed unit double glazed window to rear aspect, inset downlighters.

**Shower Room**

White fully tiled shower cubicle, wash hand basin and low flush W.C, Inset downlighters, cupboard with shelving, extractor fan.

**Please Note**

All main services are connected with the exception of gas.

Council Tax Band: A

EPC Rating: C

**Leasehold**

Length of Lease: Approx 125 Years from December 2005

Ground Rent approx. £100 per annum

Service Charge approx. £625 per annum

**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 us for further information.

**N.B.**

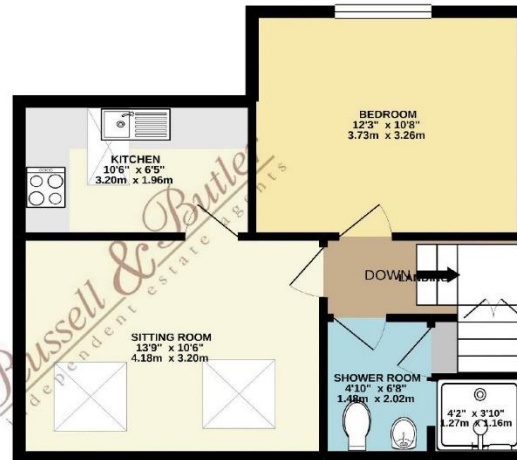
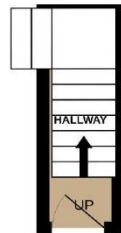
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.



GROUND FLOOR  
25 sq.ft. (2.3 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA - 472 sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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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