

Russell & Butler

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McKenzie Close, Buckingham, MK18 1SS

Asking Price £179,950.00 Leasehold

A two bedroom ground floor maisonette for the over 55's situated within walking distance of Buckingham's town centre and local amenities. Benefits include UPVC double glazing, "Piper" security system, an open plan courtyard garden and car parking is also available. The accommodation comprises: Entrance Hall, N.B. there are approximately 6 steps down to the living space. Inner hall, Sitting room, Kitchen/Dining Room, Two Bedrooms and Bathroom. Council Tax Band B. Energy rating D. Lease Details: 99 Years remaining from 1st July 1987. Management & service charges: £111.50 pcm



Entrance

Composite double glazed entrance door to:

Entrance Hall

Upvc double glazed window to front aspect, stairs down to inner hall, airing cupboard housing hot water tank with linen shelving as fitted, doors to all rooms, electric night storage heater.

Sitting Room

12' 11" X 9' 2" (3.96m X 2.80m)

Electric night storage heater, Upvc double glazed single panel doors to patio.

Kitchen/Dining Room

12' 5" X 9' 11" (3.80m X 3.04m)

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, electric cooker point, extractor hood over, plumbing for automatic washing machine, electric night storage heater, Upvc double glazed window to front aspect.

Bedroom One

11' 1" X 9' 2" (3.4m Max to rear of window x 2.8m)

Built in wardrobes, Upvc double glazed window to rear aspect, electric panel heater.

Bedroom Two

8' 10" X 8' 0" (2.71m X 2.44m)

Electric panel heater, Upvc double glazed window to front aspect.

Family Bathroom

6' 5" X 3' 4" (1.97m X 1.03m)

Coloured suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, heated towel rail, electric fan heater, Upvc double glazed window to rear aspect.

Please Note

Lease Details: 99 Years remaining from 1st July 1987.

Management & Service charges: £111.50 pcm

EPC Rating: D

Council Tax Band: B.

Construction type: Standard

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric heating

Parking: Ample parking on first come first served basis.

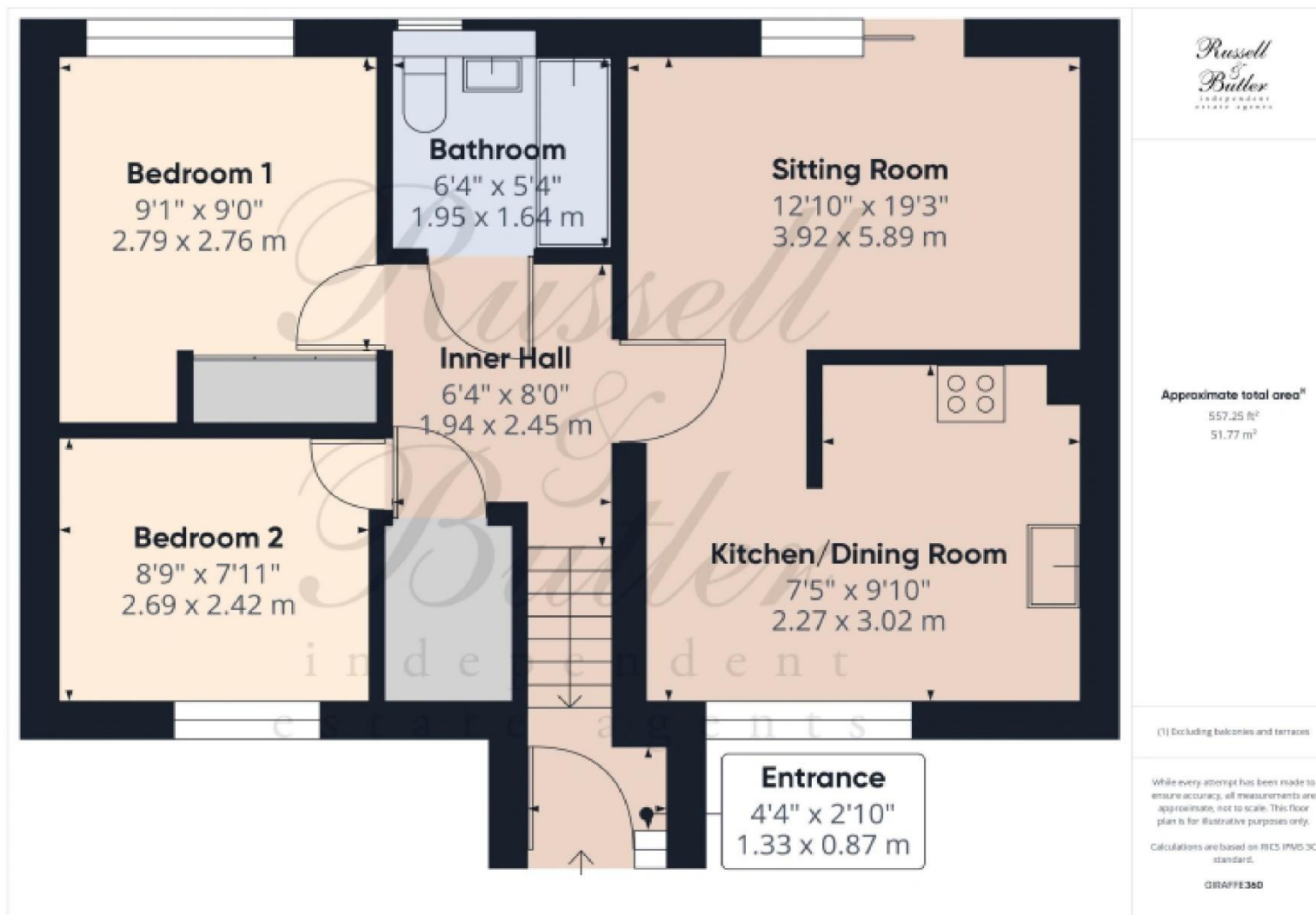
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

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

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.





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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