

Russell & Butler

independent estate agents

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Flat 5 Bridgewater House, Nelson Street, Buckingham, MK18 1GR
Asking Price £185,000.00 Leasehold

Offered for sale with no upper chain, this well presented two bedroom first floor apartment, conveniently located within a short walking distance from Buckingham university and Buckingham town centre and all the amenities. The property further benefits from neutral décor throughout, white sanitary ware and parking. The accommodation in brief: Communal entrance hall which is well lit and bright and airy, stairs rising to first and second floors, communal landing leading to the property entrance, hallway with telephone entry system, large airing cupboard with hot water tank and storage space, open plan living/kitchen/dining space with 3 Sash windows to side and rear aspects, a range of white hi gloss units with appliances, two bedrooms and bathroom with white suite.

There is ample communal parking and a bin store. EPC rating C. Lease details 125 years.



Communal Entrance

Doors with entry system leading to communal hallway, stairs rising to first and second floors.

First Floor Hall

Leading to a light and bright landing, entrance door to apartment.

Entrance Hall

14' 0" X 3' 7" (4.27m X 1.10m)

Large airing cupboard housing hot water tank.

Open Plan Kitchen/Living

18' 1" X 9' 6" (5.52m X 2.90m)

Refitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall/drawer and base units, work tops over, space and plumbing for washing machine, space for tall fridge/freezer, built in oven and electric hob, filter hood over, ceramic tiling to splash areas, sash window to side aspect, open through to sitting area.

Sitting Area

Two Sash windows to side and rear aspect, wall mounted electric heater.

Bedroom One

9' 0" X 8' 11" (2.76m X 2.74m)

Sash window to rear aspect, wall mounted electric heater.

Bedroom Two

8' 11" X 6' 9" (2.74m X 2.08m)

Sash window to rear aspect, wall mounted electric heater.

Bathroom

8' 4" X 4' 9" (2.55m X 1.46m)

White suite of panel bath, separate electric shower over, pedestal wash hand basin, low flush wc, full and half height ceramic tiling to walls, extractor fan, wall mounted fan heater, light and shower point.

Please Note

Communal Parking, bin store and open green space to the front.

EPC Rating: C. Council Tax Band: C.

Length of lease, new lease for 125 years

Maintenance charge approx. £1,075 per annum.

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains.

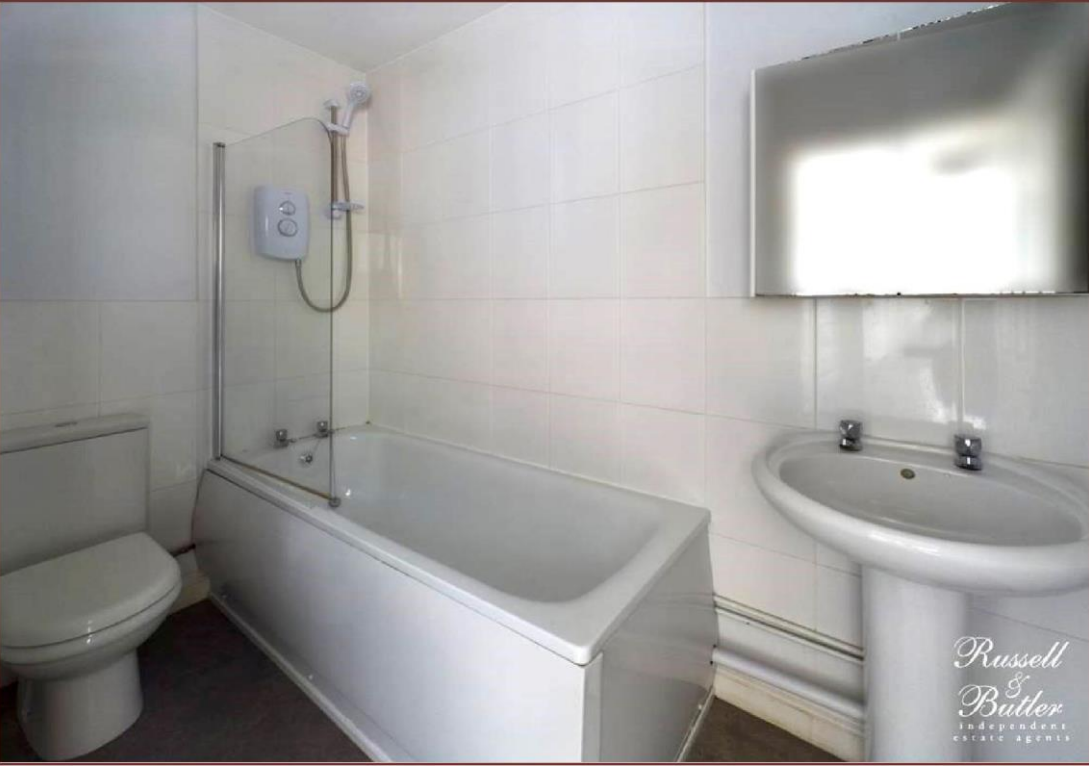
Heating: Electric heating

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). Parking:

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

Mortgage Advice

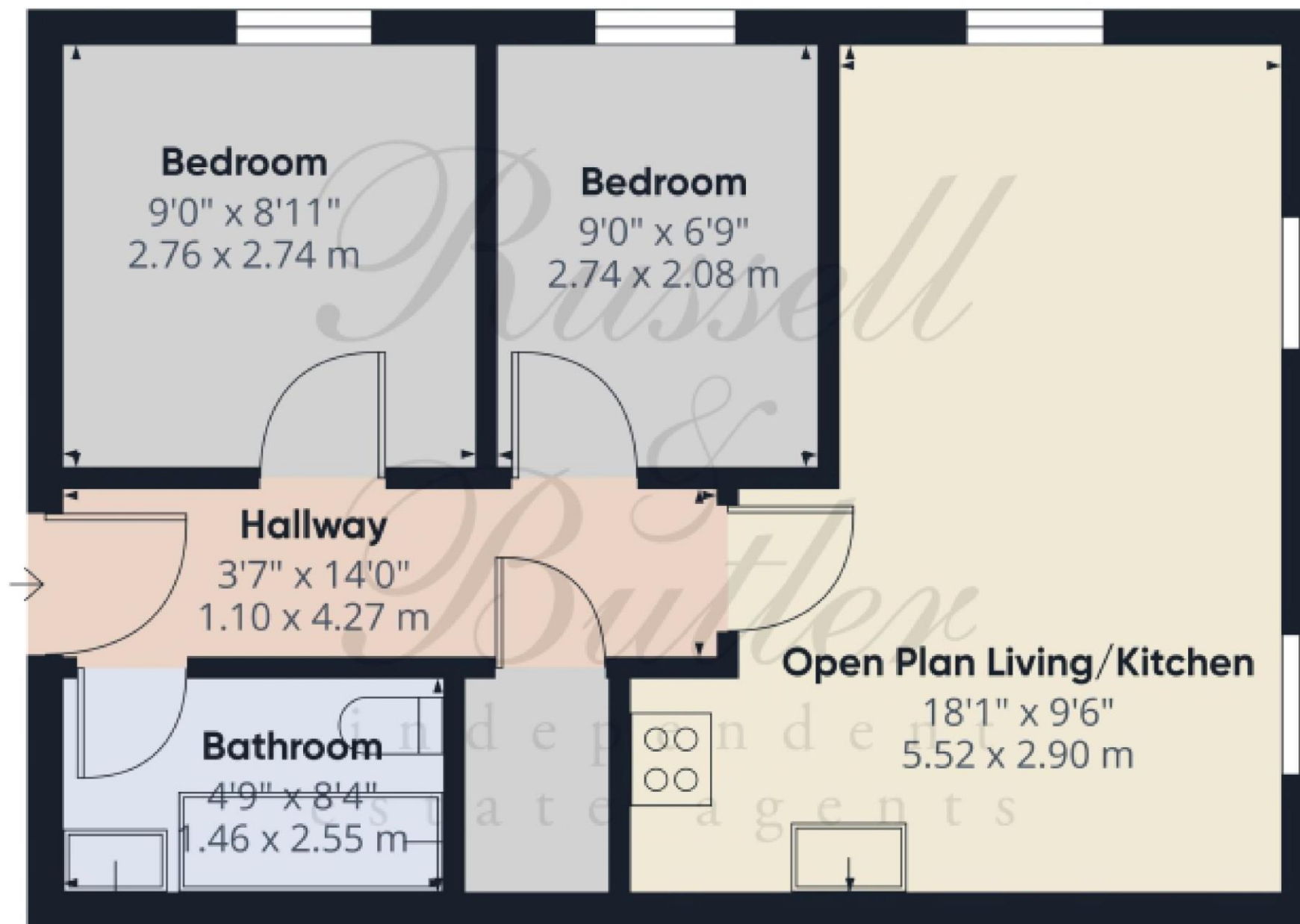
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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Approximate total area⁽¹⁾
458.54 ft²
42.6 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GRAFFE360

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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