

# Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# 7b Market Square, Buckingham, MK18 1NJ

## Asking Price £120,000.00 Leasehold

A spacious one bedroom top floor flat conveniently situated in Buckingham town centre. The property would make an ideal first purchase or investment and fully comprises: Communal entrance with intercom system, entrance hall, sitting room, kitchen, inner hall with space for washing machine and dryer, double bedroom and bathroom with bath and electric shower. Leasehold. Energy rating C. Grade II listed. Council Tax Band A. No Onward Chain.



### **Entrance**

Via communal entrance, intercom system.

### **Entrance Hall**

Access to loft space.

### **Sitting Room**

*14' 9" X 11' 7" (4.52m X 3.54m)*

4.52 max, 4.28m min x 3.54m max

Two Upvc double glazed secondary glazed windows to front aspect, two windows to front aspect, electric heater.

### **Kitchen**

*7' 8" X 5' 5" (2.34m X 1.66m)*

2.34m x 1.66m

A range of base and eye level units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, built in oven, built in hob, extractor over, downlighters.

### **Inner Hall**

Space and plumbing for washing machine, space for dryer, space for fridge/freezer.

### **Bedroom**

*7' 8" X 7' 0" (2.36m X 2.15m)*

2.36m x 2.15m

Upvc double glazed secondary window to rear aspect, electric heater.

### **Bathroom**

White suite of bath with electric shower, low level wc, pedestal wash hand basin, tiling to splash areas, extractor fan.

### **Please Note**

Leasehold.

Length of Lease 125 years from 1999.

Service Charge approx £255 per month.

Ground rent approx £150 per annum.

Council Tax Band A.

EPC Rating C.

Grade II listed.

All main services connected with the exception of gas.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric heating.

**BROADBAND/MOBILE COVERAGE:** Standard & Superfast broadband available. Offering highest speeds of 80 Mbps download and 20 Mbps 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).

Parking: No 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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**Inner Hall**  
4'6" x 6'9"  
1.39 x 2.08 m

**Hallway**  
6'8" x 5'5"  
2.03 x 1.66 m

**Bedroom**  
10'0" x 7'9"  
3.07 x 2.37 m

**Bathroom**  
5'5" x 6'9"  
1.65 x 2.08 m

**Kitchen**  
7'7" x 5'5"  
2.33 x 1.65 m

**Sitting Room**  
14'8" x 11'5"  
4.49 x 3.49 m

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

387.71 ft<sup>2</sup>

36.02 m<sup>2</sup>

**Reduced headroom**

9.79 ft<sup>2</sup>

0.91 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

estate agents

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.

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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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