

Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK

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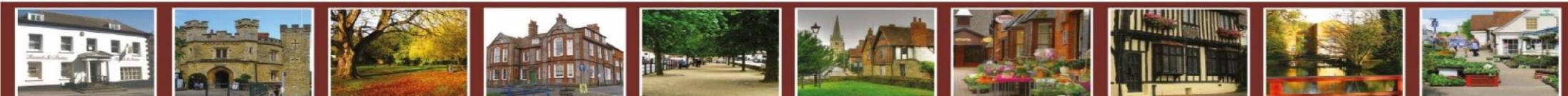


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Flat 26 Nelson Court, Nelson Street, Buckingham, MK18 1PY

Asking Price £165,000.00

For sale with no upper chain, a very well presented one bedroom first floor apartment which is ideally situated within easy walking distance of both Buckingham university and the town centre. The property has the advantages of replacement UPVC double glazing, an allocated parking space, refitted kitchen and refitted bathroom. The accommodation of the property fully comprises: Communal entrance hall with intercom, entrance hall, spacious sitting room open through to the kitchen, double bedroom and bathroom. NO ONWARD CHAIN. Leasehold. Energy rating C.



Communal Entrance

Communal entrance door to;

Entrance

Door to;

Hall

Airing cupboard, modern electric storage heater.

Sitting Room

14' 4" X 11' 10" (4.37m X 3.63m)

4.37m max x 3.63m max

Modern storage heater, UPVC double glazed window to front aspect.

Kitchen

9' 9" X 5' 10" (2.99m X 1.79m)

Newly fitted to comprise; inset single drainer stainless steel sink unit with cupboard under, a range of base, drawer & eye level units, work tops, tiling to all splash areas, space for cooker, extractor fan, space for washing machine and space for fridge freezer, UPVC double glazed window to front aspect.

Bedroom

11' 0" X 10' 2" (3.37m X 3.12m)

Electric heater, UPVC double glazed window to rear aspect.

Bathroom

Newly fitted to comprise; panel bath with mixer tap and electric shower over, pedestal wash hand basin, low level W.C, tiling to splash areas, extractor fan.

Outside

One allocated parking space.

Please Note

Leasehold.

Approx £112 per month maintenance charge.

Lease details: 999 years from January 1990.

Council tax band B.

EPC rating C.

Parking: One Allocated Parking Space.

Electricity supply: Mains.

Water supply: Mains. Sewerage: Mains.

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

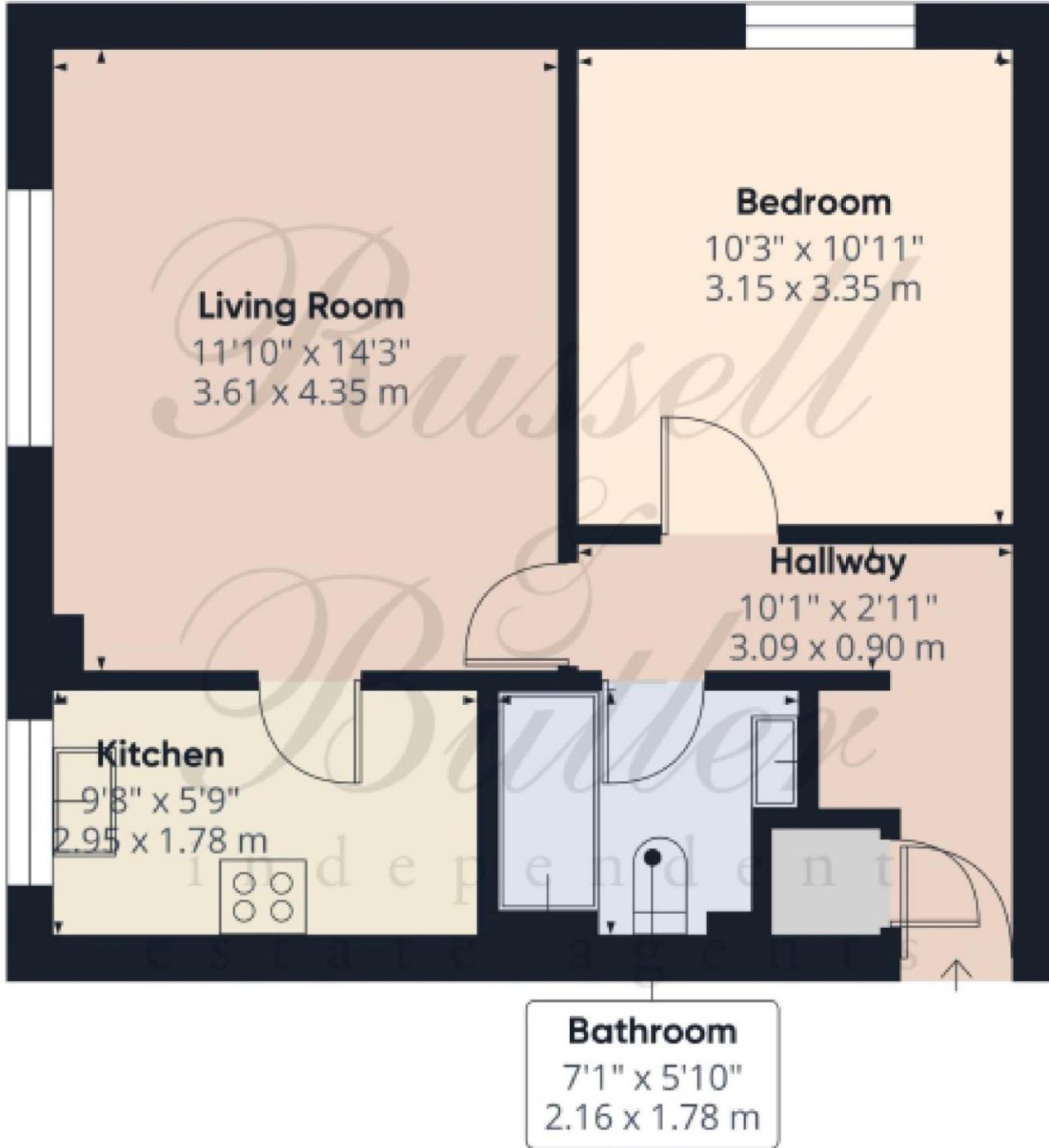
Mortgage Advice

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.





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Approximate total area⁽¹⁾

432.51 ft²

40.18 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.

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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