

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Summerhouse Hill, Buckingham, MK18 1XW

Asking Price £210,000.00 Leasehold

Located on a small select development a one double bedroom first floor apartment with allocated parking and within close walking distance to Buckingham town centre and all the amenities. The apartment benefits further from an intercom entry system, integrated appliances, bespoke Italian desk/work station and TV unit, gas to radiator central heating, built in double width wardrobe, allocated parking for 1 car and overlooks a wooded park. The accommodation in brief: communal entrance hall, stairs rising to first floor, entrance hallway with built in storage, open plan living/kitchen/diner, double bedroom and full bathroom with white suite and rainfall shower over the bath. EPC rating B. Council tax band B. No onward chain. Lease details 125 years from 2016, ground rent and service charge approx. £1,200 per annum.



Communal Entrance

Communal entrance, post box, intercom, entry system, stairs rising to first floor.

Entrance

Entry intercom, radiator, large storage cupboard, wood laminate flooring.

Open Plan Living/Kitchen/Diner

16' 9" X 16' 0" (5.13m X 4.88m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, drinking water tap, further range of wall and drawer units, work tops over, integrated four ring electric hob, electric oven, integrated dishwasher, integrated washer dryer, integrated fridge freezer, co-ordinating upstands, inset downlighters, wood laminate flooring, cupboard housing ideal gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Living Area:

Two Upvc double glazed windows to side aspect, two radiators, built-in bespoke Italian work station and tv unit.

Bedroom One

9' 10" X 9' 10" (3.00m X 3.00m)

Upvc double glazed window to side aspect, radiator, Italian bespoke bench, built in double width wardrobe.

Family Bathroom

7' 3" X 6' 7" (2.21m X 2.01m)

White suite of panel bath, rainfall shower head, chrome ladder towel rail, low level wc, concealed cistern, wash hand basin with mixer tap, digital display mirror, ceramic tiling to water sensitive areas, ceramic tiled floor, LED lighting.

Please Note

Lease details: 125 Years remaining from 1st January 2016.
Ground rent and service charge approx. £1,200 per annum.

Council tax band B.
EPC rating B.

Parking: Allocated parking space for 1 Car..

Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas heating.

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 77Mbps 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.





All measurements are v
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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