

*Russell & Butler*  
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**Castle Court, Buckingham, MK18 1EQ**

**Asking Price £189,500 Leasehold**

Offered for sale with no upper chain, a spacious two double bedroom ground floor flat with parking and gas to radiator central heating located in Buckingham town centre. The accommodation fully comprises: Entrance lobby leading to inner hallway with built in storage, kitchen, sitting room, two double bedrooms and shower room. Gas to radiator central heating. One allocated parking space. NO UPPER CHAIN. Leasehold. Length of lease 125 years from 1997. Service charge approx £840.44 per annum and ground rent approx £10 per annum.



**Entrance**

Communal entrance, door to;

**Entrance Hall**

Door to;

**Inner Hall**

Built in storage, radiator.

**Kitchen**

*9' 8" X 7' 4" (2.95m plus door recess x 2.24m max)*

A range of base and eye level units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for white goods, built in oven and hob, radiator, built in storage, 'Baxi' gas fired boiler, window to rear aspect.

**Sitting Room**

*14' 2" X 12' 7" (4.34m x 3.84m max)*

Please note irregular shaped room.

Built in storage, radiator, window to front aspect.

**Bedroom One**

*12' 9" X 12' 1" (3.90m X 3.69m)*

Built in storage, radiator, French doors leading to rear aspect.

**Bedroom Two**

*12' 3" X 9' 11" (3.75m x 3.03m max)*

Please note irregular shaped room.

Window to front aspect, radiator.

**Shower Room**

Walk in shower with electric shower over, low level wc, wash hand basin, radiator, extractor fan.

**Outside**

One allocated parking space.

**Please Note**

EPC Rating: D

Council Tax Band: B

Leasehold.

Length of lease 125 years from 1997.

Service charge approx £840.44 per annum and ground rent approx £10 per annum.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and 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).

Parking: One allocated parking space.

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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