

Russell & Butler
independent estate agents

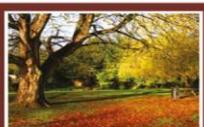
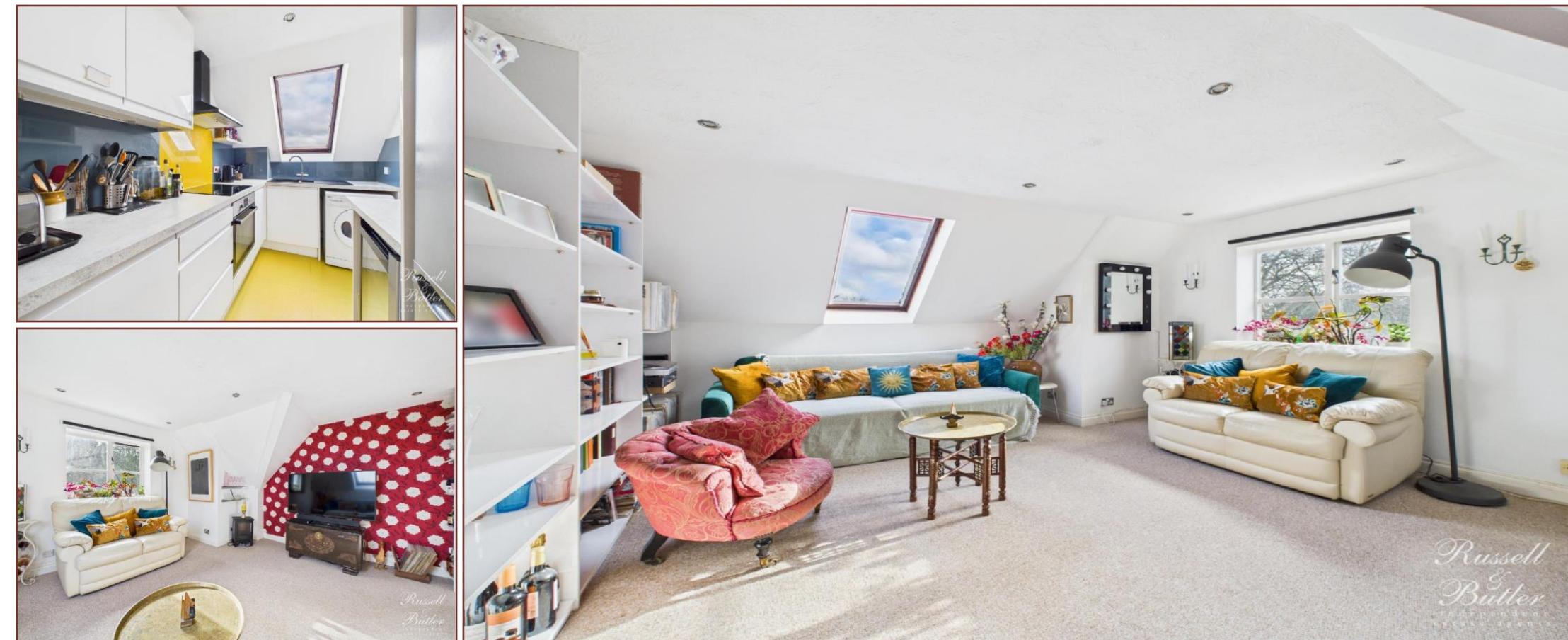
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OPEN 7 DAYS A WEEK
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Seven Gables, Buckingham Road, Winslow, MK18 3RS

Asking Price £215,000 Leasehold

We are pleased to offer for sale this two double bedroom top floor apartment situated within the converted manor house of Seven Gables. The property is within a short walking distance of Winslow town centre & train station which is expected to open Spring 2026. The accommodation comprises; Communal entrance hall, entrance, spacious sitting room, kitchen, bedroom with fitted wardrobes & en-suite, further double bedroom with fitted wardrobes & main bathroom. The property benefits from off-road parking and extended lease. The property further benefits from access to a well established communal garden including an orchard within the grounds. IDEAL FOR FIRST TIME BUYERS & INVESTMENT OPPORTUNITY. Leasehold. Extended lease from 2023 which runs until 2186. Service Charges Approx £200 per month. EPC Rating TBC/Council tax band C.



Communal Entrance

Stairs rising to Flat entrance.

Entrance Hall

Electric storage heater, airing cupboard housing hot water tank with shelving.

Sitting Room

15' 0" X 13' 9" (4.59m X 4.21m)

Fitted shelving unit, electric panel heater, dual aspect with window to side, Velux skylight.

Kitchen/Breakfast Room

9' 1" X 6' 5" (2.79m X 1.98m)

Refitted to comprise inset single drainer sink unit with cupboard under, further range of base and eyelevel units, straight edge work tops, four zone induction hob, single electric oven, extractor hood over, space for fridge freezer, space for washing machine, space for further under counter appliance, Velux Skylight.

Bedroom One

12' 9" X 9' 10" (3.91m X 3.00m)

Wall length fitted wardrobes, skylight, electric storage heater.

En-Suite

Double width shower cubicle, wash hand basin, low level wc, ceramic tiling to splash areas, heated towel rail, skylight, storage cupboard with shelving.

Bedroom Two

11' 4" X 8' 9" (3.46m X 2.69m)

Fitted wardrobes, fitted shelving, two Velux Skylights to rear.

Bathroom

7' 3" X 5' 6" (2.22m X 1.70m)

White suite of panel bath with shower over, pedestal wash hand basin, low level wc, heated towel rail, ceramic tiling to splash areas.

Please Note

Leasehold.

Extended lease from 2023 which runs until 2186.

Service Charge Approx. £200 per month.

EPC Rating: TBC.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Septic Tank.

Heating: Electric .

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 49Mbps download and 8Mbps 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).

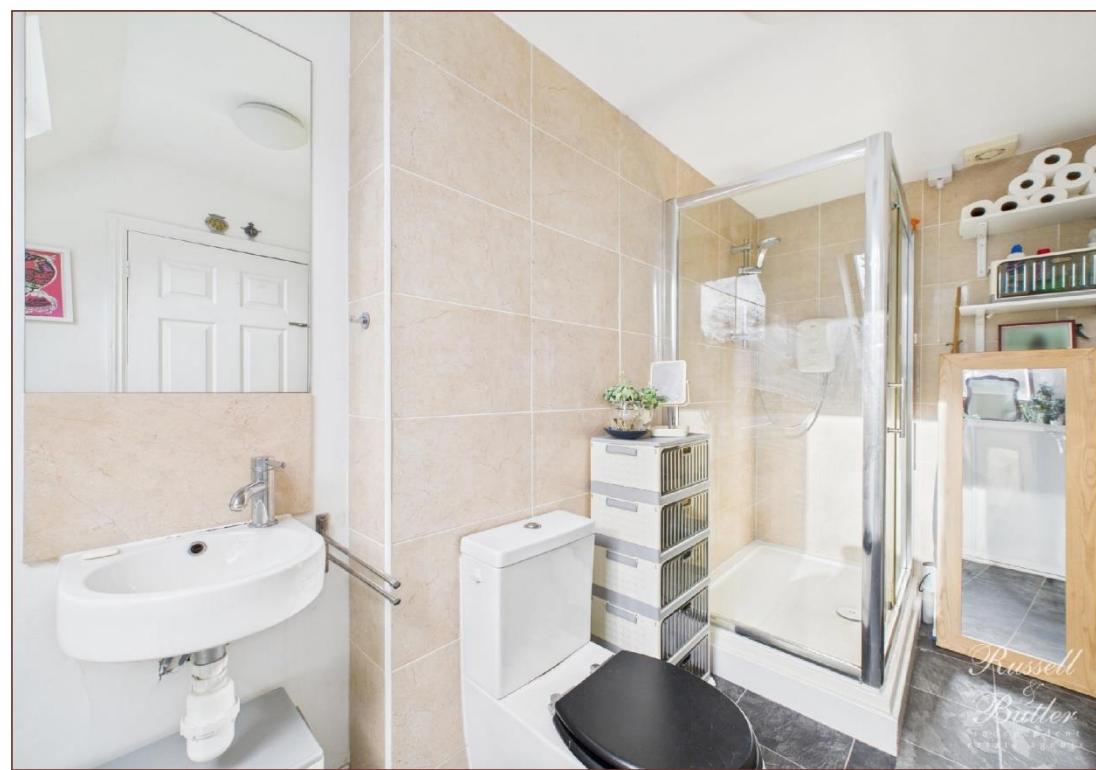
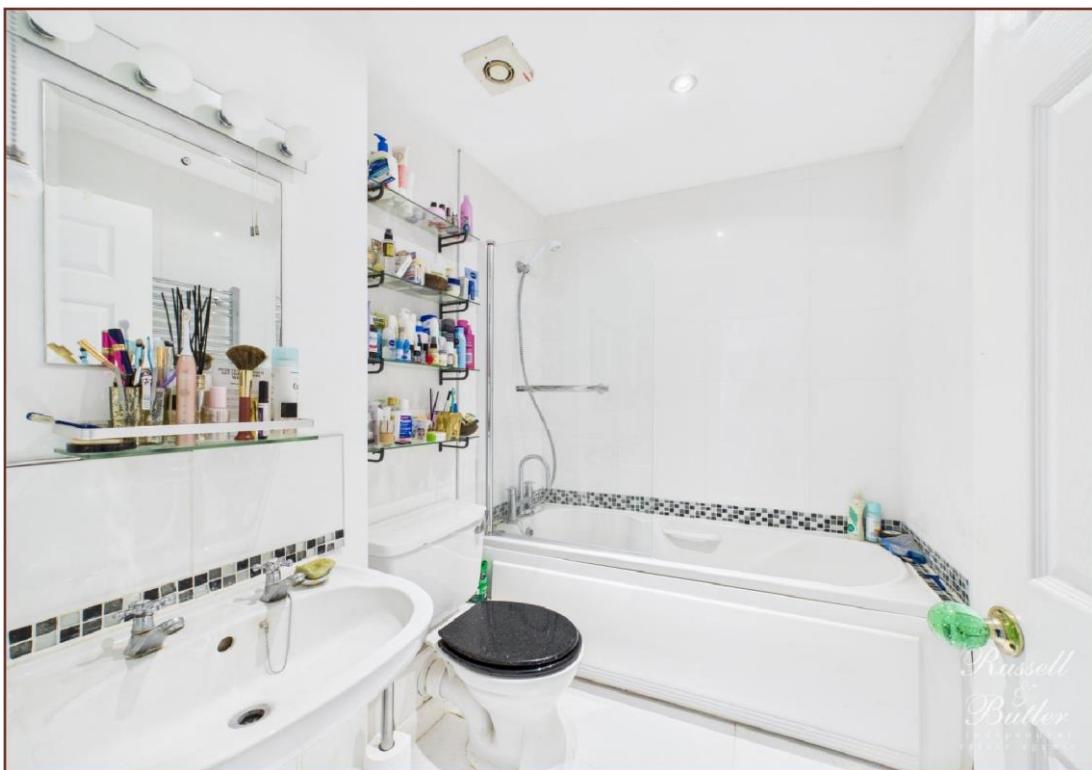
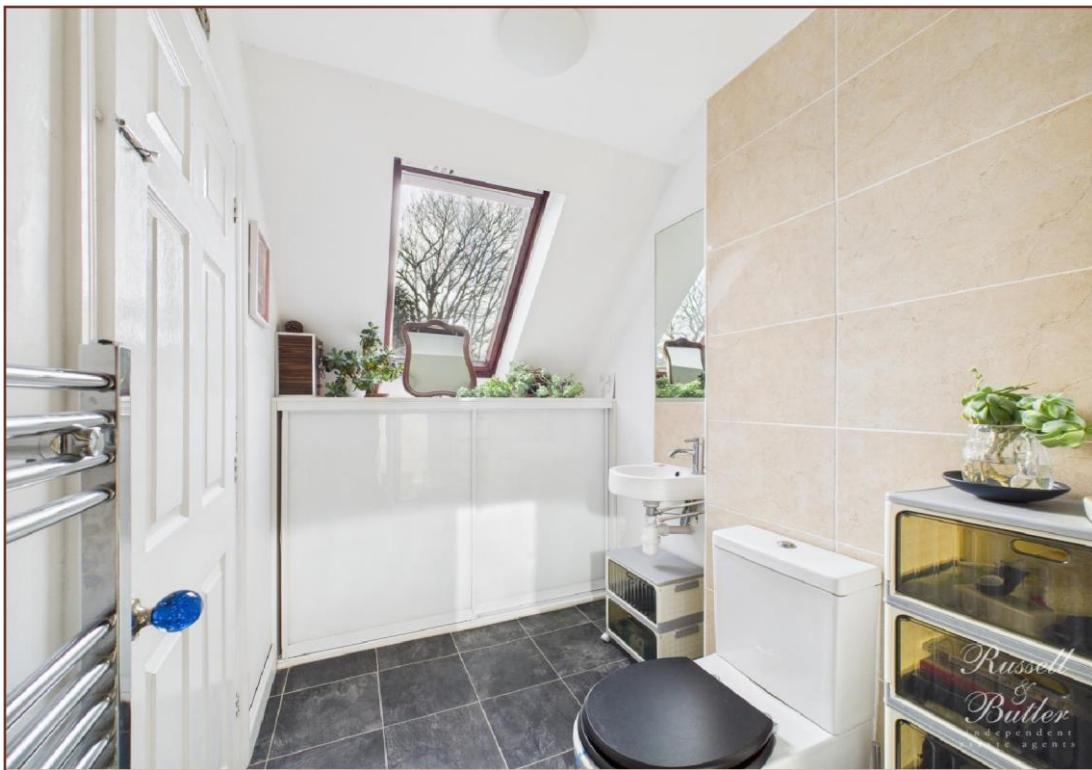
Parking: Off-street parking available.

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

Mortgage Advice

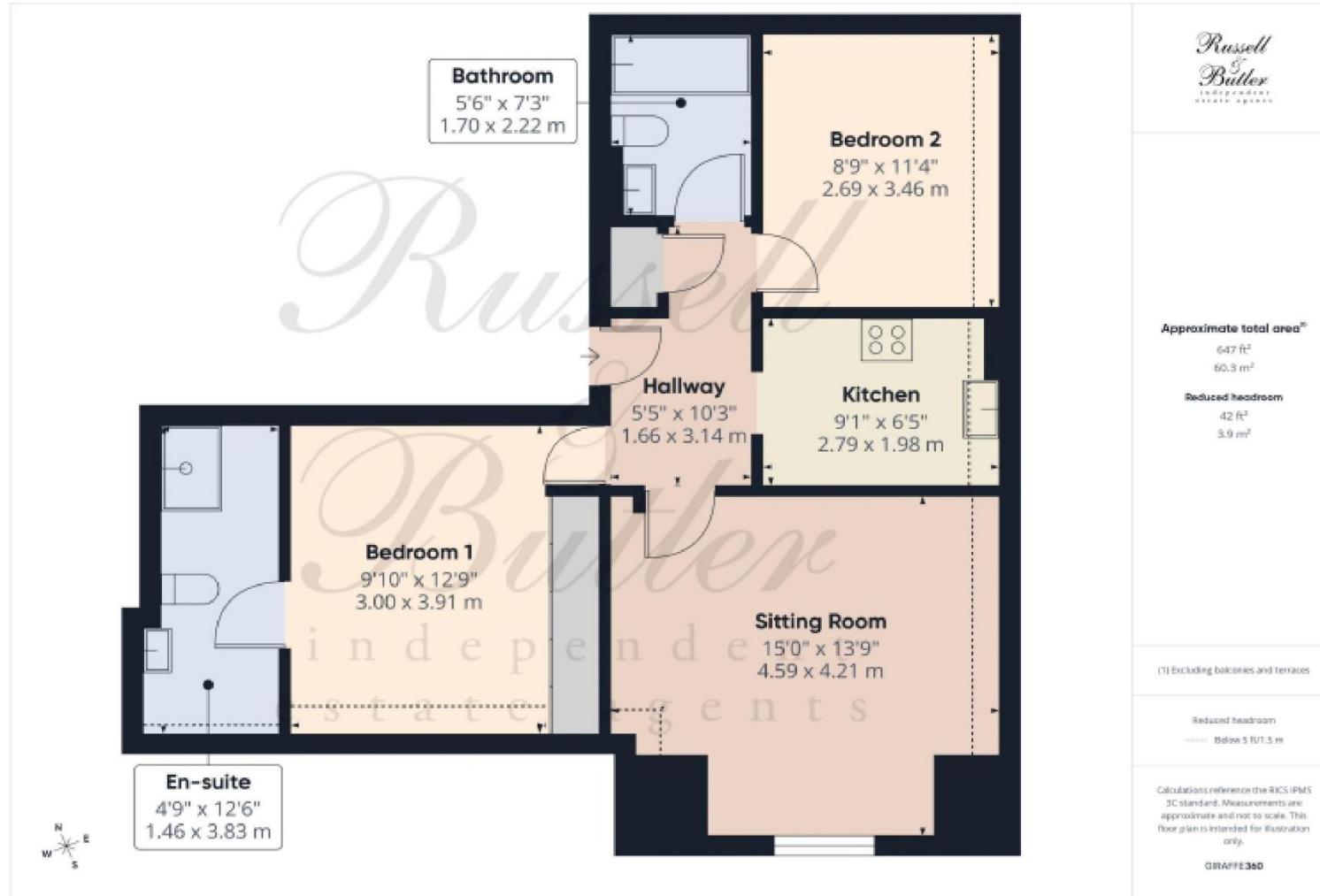
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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







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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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