

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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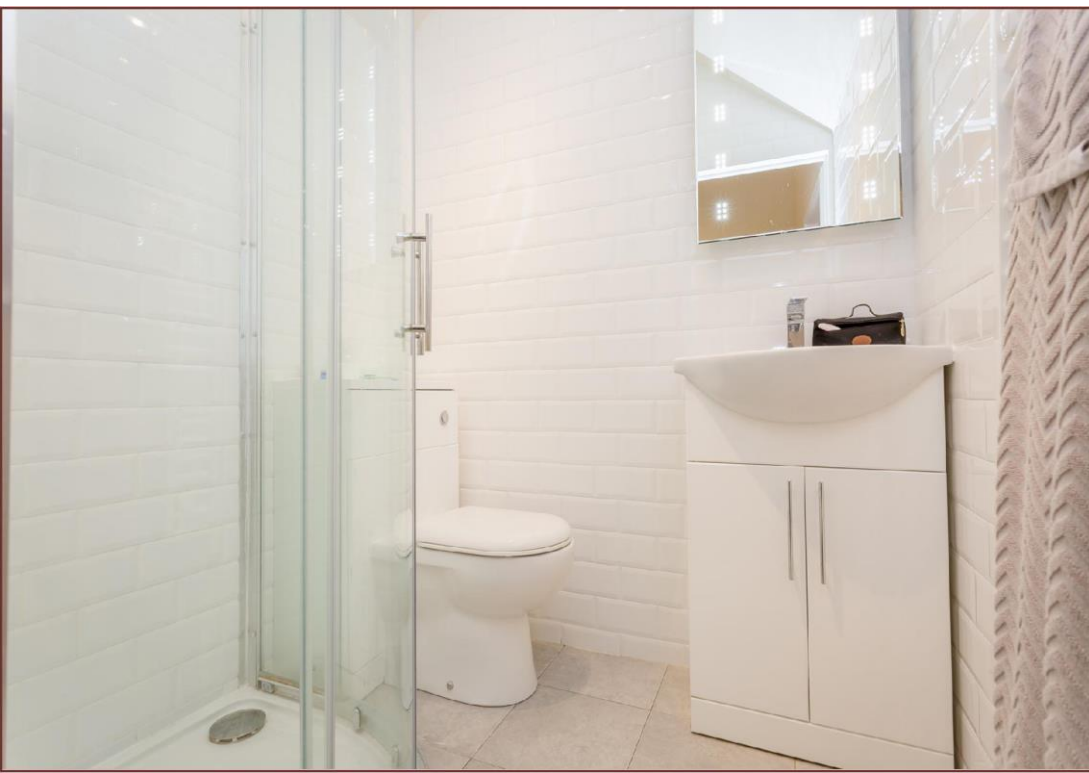


## Apartments 23, Moreton Road, Buckingham, MK18 1JZ

Asking Price £210,000

An opportunity to purchase a one bedroom duplex apartment, situated just off Buckingham's town centre and within walking distance of the University. The apartment is one of six in the block and the vendor is willing to sell multiple units to any interested parties. If all six are purchased by one owner the title would remain as a single freehold. However if they are sold individually then 999 year leases will be created with the formation of a management company. All of the properties are currently let on assured shorthold tenancies. We are happy to discuss with any potential investors. Energy ratings B.





## The Ground Floor Complexes comprise:

### Entrance

The entrance hall leads to the kitchen with steps down to a split-level sitting room.

### Kitchen

**8' 11" x 7' 9" (2.71m x 2.35m)**

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eye level units, rolled edge work surfaces, ceramic tiling to splash areas, four ring electric gas hob with electric oven under, double glazed window to front aspect, electric radiator.

### Sitting Room

**10' 10" x 10' 0" (3.30m x 3.06m)**

Electric radiator, stairs rising to first floor, double glazed French patio doors to communal courtyard, door to ground floor shower room.

### Ground Floor Shower Room

**5' 5" x 4' 10" (1.66m x 1.48m)**

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low level w/c, ceramic tiled splash areas, extractor fan.

## First Floor Landing

### Bedroom

**10' 6" x 10' 2" (3.21m x 3.09m)**

Electric radiator, double glazed window to rear aspect.

## The First Floor Complexes comprise:

### Entrance

Communal entrance, stairs rising to first floor.

### Hall

Doors to bedroom and shower room.

### Bedroom

**11' 4" x 8' 11" (3.45m x 2.71m)**

Electric radiator, double glazed window.

### Shower Room

**5' 5" x 4' 10" (1.66m x 1.48m)**

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low level w/c, ceramic tiled splash areas, extractor fan.

## Second Floor

### Open Plan Sitting Room/Kitchen

#### Sitting Room Area

Electric radiator, double glazed patio doors to Juliet balcony.

#### Mezzanine

**11' 5" x 4' 11" (3.47m x 1.50m) Kitchen Area**

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eye level units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob, electric oven.

#### Outside

There is a communal paved courtyard to the rear.

#### Please Note

All mains services connected with the exception of gas. French doors from Living to south west facing elevation. Built in 2016 with high standards of insulation. See high rating on EPC. Electric heaters are the latest efficient off peak reducing running costs. Washer driers included. EPC Rating: B Council Tax Band: B

#### 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.

#### N.B.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 40 SQ.FT.  
(3.7 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 178 SQ.FT.  
(16.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 138 SQ.FT.  
(12.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 356 SQ.FT. (33.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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