

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

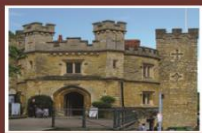
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3 The Old Police Station Moreton Road Buckingham MK18 1LA

£239,950 Leasehold

Fitted to a HIGH SPECIFICATION, a truly beautifully presented ground floor apartment, favourably positioned in the recently CONVERTED VICTORIAN POLICE STATION in Buckingham. This 'Boutique' style property has ORIGINAL and CHARACTER FEATURES , and benefits further from ALLOCATED PARKING, USE OF COMMUNAL GARDENS and being within WALKING DISTANCE TO THE TOWN CENTRE, and all its amenities. Accommodation comprises: Solid wood entrance door to the light and bright open plan living space, with original bar window features, GRANITE WORK SURFACES and INTEGRATED 'Neff' APPLIANCES and FEATURE SKY LIGHT to the kitchen, steps rising to master bedroom with VAULTED ceiling, en-suite shower room. Viewing strongly recommended. No onward chain. Lease 125 years granted in 2016. The property would make an ideal 1st time or investment purchase and would achieve around £950 per calendar month and is available fully furnished if a new owner should wish (additional cost will apply).



Entrance

Solid wood entrance door to:

Open Plan, Kitchen/Dining Living Space

26' 11" x 10' 5" (8.21m x 3.17m)

Living/Dining Space

With wood laminate flooring, television/telephone points, double glazed sash window to side aspect, storage cupboard housing gas fired boiler serving both domestic hot water and radiator central heating, radiator.

Kitchen

Fitted to a high specification with granite work surfaces and up stands, integrated dish washer, integrated hob with stainless steel splashback, and double oven, integrated fridge and freezer, feature skylight, original cell bars, inset down lighters, central heating thermostat.

Bedroom

13' 7" x 12' 7" (4.15m x 3.83m)

maximum measurement. Benefiting from vaulted ceiling with storage cupboard, radiator, double glazed sash window to side aspect. Oak door to:

En-Suite Shower Room

White suite of fully tiled corner shower cubicle with shower as fitted, glazed screen, low level W/C, wash hand basin with central mixer taps, complimentary tiling to water sensitive areas, chrome ladder/heater towel rail. Light and shaver point, inset down lighters, extractor fan.

Allocated Parking & Communal Gardens

Allocated parking space to the front of the property. This fabulous apartment also benefits from use of communal gardens to the rear.

Please Note

All main services are connected. Lease 125 years granted in 2016.

Ground Rent £250 per annum Service charge £1,050 per annum, to include your buildings insurance, and exterior maintenance. Communal bin store, bike store, visitor parking.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Hannah Parker. Hannah 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 Hannah on 01280 815999 or 07852 168393 Alternatively, you can email hannah.parker@mab.org.uk

Energy Performance Certificate



Flat 3 Old Police Station, 50, Moreton Road, BUCKINGHAM, MK18 1LA

Dwelling type: Ground-floor flat **Reference number:** 8023-7039-5449-9564-1996
Date of assessment: 14 November 2017 **Type of assessment:** SAP, new dwelling
Date of certificate: 14 November 2017 **Total floor area:** 46 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

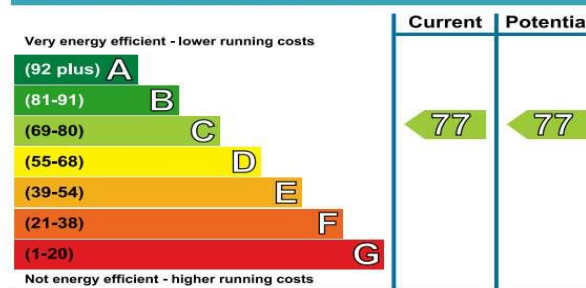
Estimated energy costs of dwelling for 3 years: £ 1,098

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	Not applicable
Heating	£ 759 over 3 years	£ 759 over 3 years	
Hot Water	£ 228 over 3 years	£ 228 over 3 years	
Totals	£ 1,098	£ 1,098	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

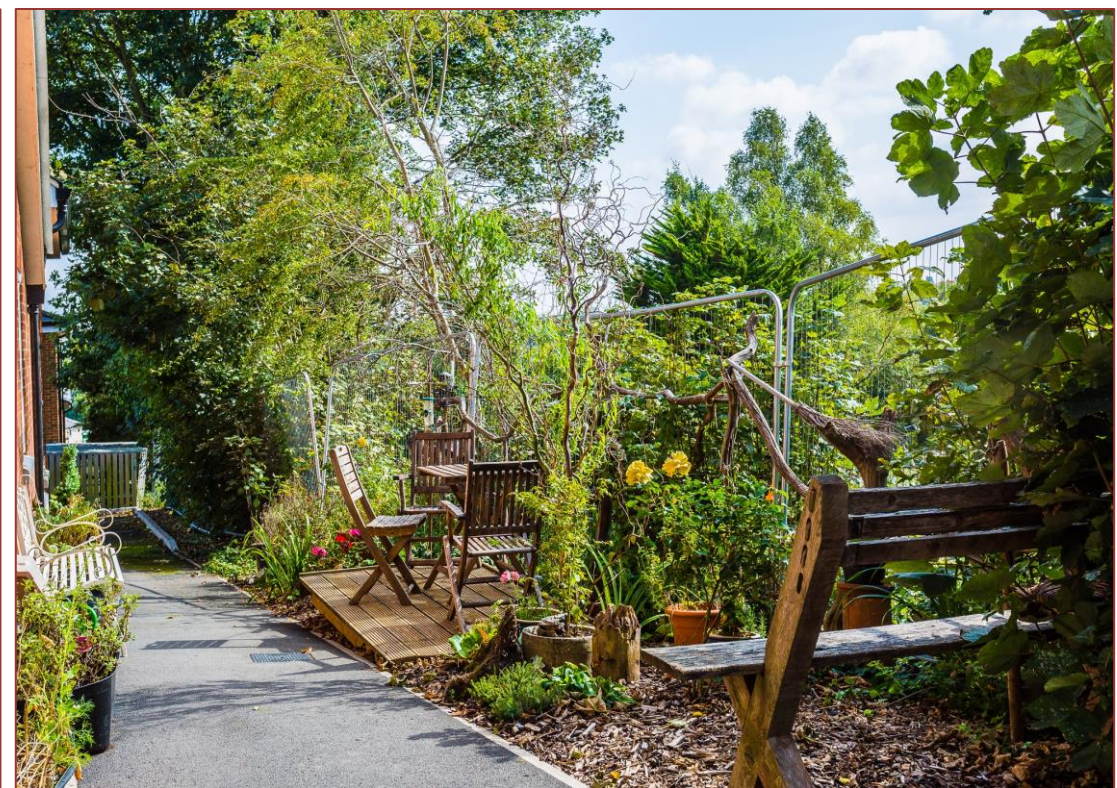
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

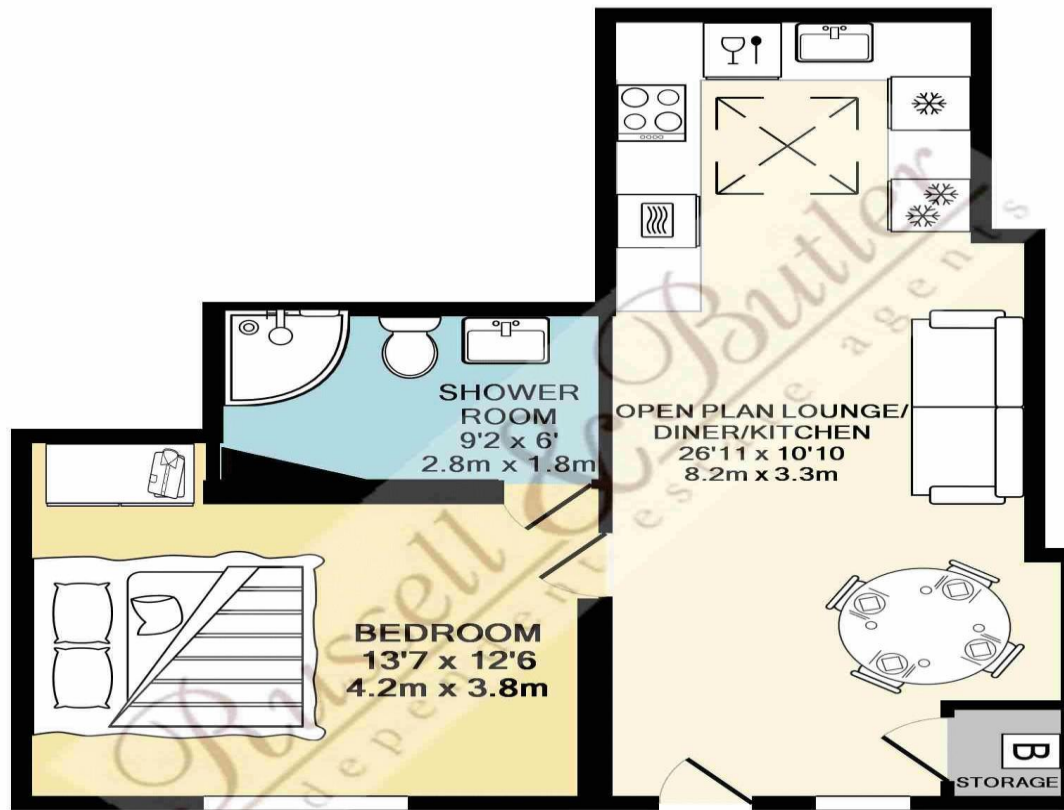




this kitchen is for dancing.







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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