

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Brackley House, High Street, Brackley, NN13 7EN Asking Price £239,995.00 Freehold

A spacious two bedroom apartment situated in Brackley House, an impressive Grade II Listed building located in Brackley town centre. Brackley House is accessed via a gated entrance, the building itself benefits from a spacious communal lobby entrance with attractive large staircase and lift services. The apartment itself has gas to radiator central heating and there is allocated parking. The accommodation fully comprises: Entrance hall with built in storage space, kitchen with a range of built in appliances open through to a spacious lounge/diner, two good sized bedrooms and bathroom. Allocated Parking. EPC rating C. No Upper Chain. Leasehold.



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Communal Entrance

Entrance

Via Communal Entrance Lobby, Door to;

Entrance Hall

Storage cupboard, radiator, downlighters.

Lounge/Diner

6.11m Max x 5.55m Max

Two windows to front aspect, radiator, access to loft space, open through to:

Kitchen

2.43m x 2.32m

A range of base and eye level units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, integrated fridge/freezer, integrated oven, integrated hob, extractor hood over, integrated dishwasher, integrated microwave, integrated washing machine, two windows to side aspect, downlighters.

Bedroom One

4.13m Max x 2.71m Max + Door Recess

Window to front aspect, feature fireplace, radiator, built in wardrobe with rail and shelf above.

Bedroom Two

3.12m Max x 2.80m Max

Window to front aspect, radiator, access to loft space.

Family Bathroom

Panel bath with mixer tap and shower over, low level wc, wash hand basin with mixer tap and cupboard under, tiling to splash areas, shaver point, heated towel radiator, extractor fan, downlighters.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: C

One allocated parking space.

Grade II Listed Building.

Leasehold.

Ground Rent £100 per Annum.

Service Charge Approx £1398 Per Annum.

Approx 150 Years Remaining on Lease from 2008.

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.

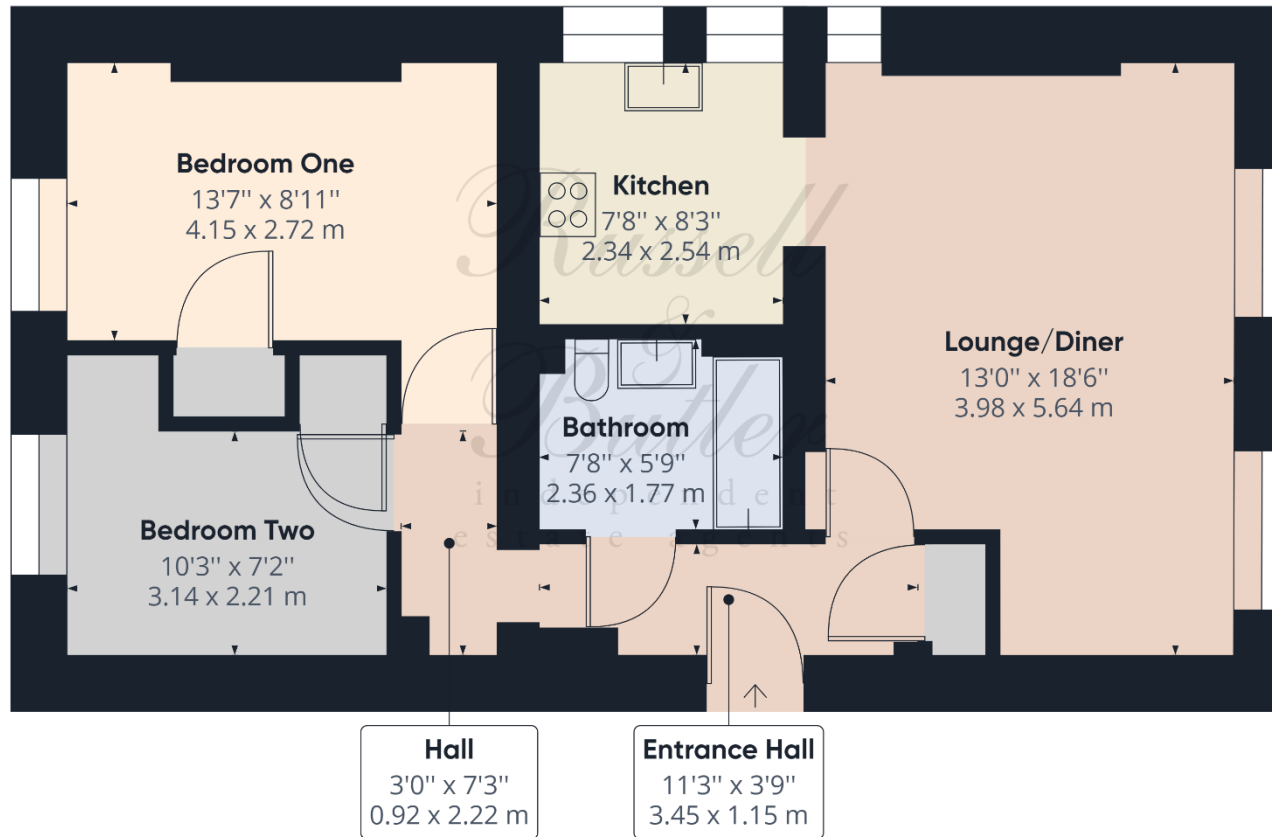
N.B.

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.





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Approximate total area⁽¹⁾
635.52 ft²
59.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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