

*Russell & Butler*

independent estate agents

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**Markham Court, Market Square, Buckingham, MK18 1XG**

**Asking Price £239,995.00 Leasehold**

Located in a Grade II listed building in Buckingham town centre a spacious light and airy two double bedroom top floor apartment, benefitting further from an allocated parking space. The property would make a ideal investment purchase as there is a tenant in situ until February 2024 at £995 per calendar month. Accommodation comprises; Communal entrance hall with intercom entry system, lift and stair case providing access to floor levels. Entrance hallway, two double bedrooms, white bathroom suite, lounge/diner, kitchen with steps leading down to laundry/utility level. The property benefits further from gas to radiator central heating. Lease granted in 1993 for 999 years, ground rent service charge £1,200 per annum. No upper chain.



### **Communal Entrance**

With intercom entry system, leading to hallway with lift and stairs rising to first and second floors.

### **Entrance Hall**

Spacious hallway with storage cupboard and intercom entry system.

### **Lounge/Diner**

*18' 8" X 12' 9" (5.70m X 3.90m)*

A light and bright room with wooden flooring, inset downlighters, two radiators, two windows to front aspect, two windows to side aspects, steps leading down to the kitchen.

### **Kitchen**

*11' 5" X 10' 9" (3.50m X 3.30m)*

Fitted to comprise inset single drainer sink unit with mixer taps, cupboard under, a further range of base units with work tops over, built in gas hob and electric oven under, space for fridge freezer, wall mounted gas fired boiler serving both domestic hot water and radiator central heating, steps down to laundry/utility area with windows to front aspect.

### **Bedroom One**

*11' 5" X 9' 2" (3.50m X 2.80m)*

Two windows to front aspect, radiator.

### **Bedroom Two**

*8' 10" X 7' 2" (2.70m X 2.20m)*

Windows to front aspect, radiator.

### **Bathroom**

White suite of panel bath with shower mixer taps, pedestal wash hand basin, low flush W/C, ceramic tiling to splash areas, window to rear aspect.

### **Please Note**

1 Allocated parking space

All main services are connected.

Council tax band C

999 year lease granted in 1993

Ground rent/service charge £1,200 per annum

### **Mortgage Advice**

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.





TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 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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