

Russell & Butler

independent estate agents

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16 Paynes Court High Street, Buckingham, MK18 1NQ

Asking Price £175,000.00 Leasehold

Situated within the popular Paynes Court development in Buckingham, we are pleased to offer for sale this spacious first floor apartment for the over 55's. The property is well situated within the town giving easy access to the amenities. The accommodation fully comprises: Communal entrance, entrance hall with plenty of storage space, a light and airy lounge/diner with sliding door leading to the balcony, kitchen, bedroom one with built in wardrobe, another double bedroom, bathroom and a shower room. EPC Rating C. Council Tax Band C. Leasehold. Lease details: 125 years from January 1995. Service Charge & Ground Rent Approx. £219 per month. NO ONWARD CHAIN.



Entrance

Via communal entrance.

Entrance Hall

Cupboard housing hot water tank with shelving, access to loft space, electric heater.

Lounge/Diner

16' 10" x 10' 1" (5.13m Max, 4.27 Min
x 3.08m Max, 2.44 Min)

Sliding door to balcony, electric heater, coving to ceiling.

Kitchen

11' 8" x 6' 9" (3.55m x 2.07m Max, 1.47 Min)

A range of base and eye level units, one and a quarter sink unit, cupboard under, work tops over, tiling to water sensitive areas, space for tall fridge/freezer, integrated oven, integrated hob, extractor fan over, space and plumbing for automatic washing machine, window to front aspect.

Bedroom One

11' 8" x 9' 8" (3.55m to front of
wardrobe x 2.95m)

Window to side aspect, electric heater, built in wardrobe with hanging rail and shelving as fitted.

Bedroom Two

8' x 9' 8" (2.94m x 2.94m + Door
Recces)

Window to side aspect, electric heater.

White suite of panel bath with shower attachment and mixer tap, low level W/C, pedestal wash hand basin, tiling to water sensitive areas, heated towel rail.

Shower Room

Double width fully tiled walk in shower, extractor fan.

Please Note

Over 55's Only.

EPC Rating C.

Council Tax Band C.

Leasehold.

Lease details: 125 years from January 1995.

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NO ONWARD CHAIN.

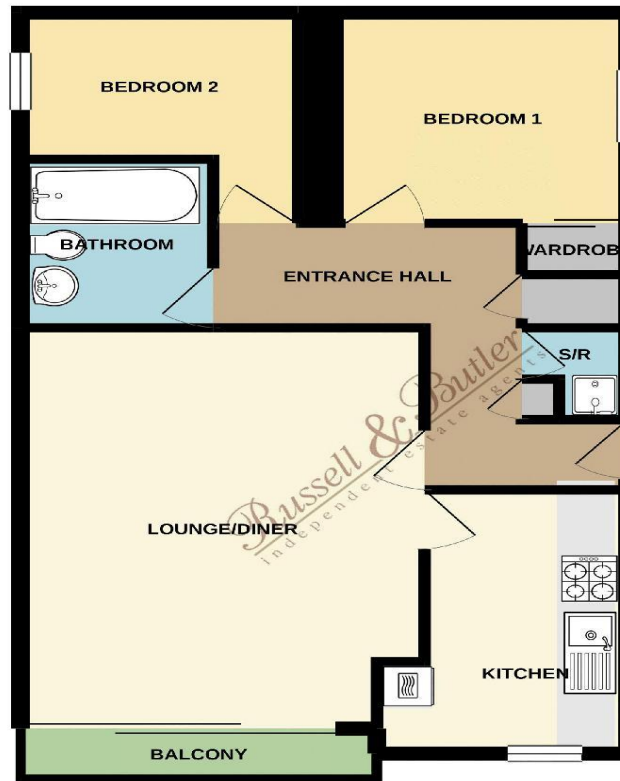
All mains services connected with the exception of gas.

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 ---"--- are both shown in imperial and metric







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metroplan 6/2020

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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