

*Russell & Butler*

independent estate agents

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# Flat 6 Buckingham Lofts, Buckingham, MK18 1LA

## Guide Price £150,000.00 Leasehold

A one bedroom first floor apartment CONVENIENTLY LOCATED WITHIN A SHORT WALK OF THE TOWN CENTRE AND THE BUCKINGHAM UNIVERSITY. The property comprises communal entrance, entry phone system, lounge/dining area, kitchen, door to dressing room with ladder to mezzanine double bedroom area and shower Room. EPC RATING C. COUNCIL TAX BAND A. ALLOCATED PARKING SPACE. The property would make an ideal FIRST BUY OR An IDEAL BUY TO LET investment. The new occupier will have a share of the management company so therefore will have a share of the freehold of the property. Leasehold. 999 year lease from 2014. Maintenance charge approx £1,100 per annum to include buildings insurance and communal cleaning. There is communal heating and communal hot water systems.



#### Communal Entrance

Double glazed door leading to communal entrance, phone system with stairs leading to the first and second floors.

#### Living/Dining room

20' 6" x 7' 11" (6.25m max x 2.42m max)

Accessed via Solid Oak Door. Open plan living area, window to front, double radiator, central heating thermostat, security phone, side lights, built in cupboard with space for washer/dryer with cupboard above containing hot water tank

#### Kitchen

6' 2" x 6' 2" (1.89m x 1.88m Approx)

Separate modern kitchen with integrated fridge, stainless steel sink unit, extractor canopy over two ring ceramic hob, built in electric oven, tiling to splash areas, double glazed window to side, ceramic flooring, smoke alarm.

#### Bedroom/Study

9' 6" x 6' 2" (2.90m x 1.89m Approx)

Windows to side and rear aspects, radiator, ladder to;

#### Mezzanine Sleeping Platform

7' 11" x 6' 2" (2.42m x 1.88m)

Please Note: Some restricted head room.

#### Shower Room

6' 2" x 4' 7" (1.87m x 1.39m Approx)

White suite of low level W/C, pedestal wash hand basin with storage under, waterfall shower in cubical, ceramic tiled Flooring, heated towel rail, double glazed window to side, extractor fan.

#### Please Note

All main services are connected. Allocated Parking space.

Council Tax Band A.

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#### N.B.

Measurements on floor plan are

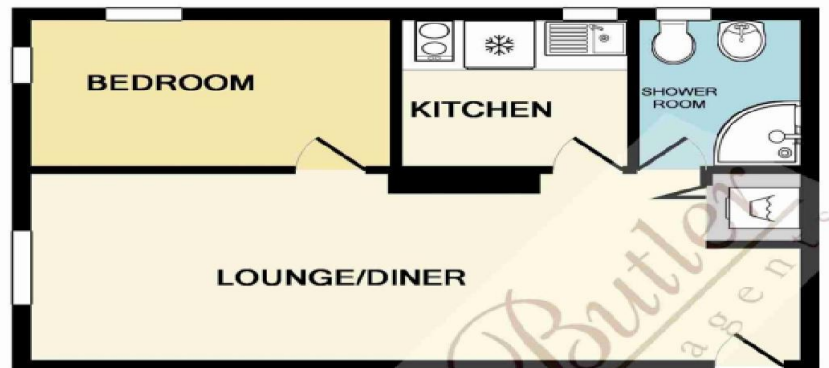
approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

#### Mortgage Advice

If you require a mortgage we would 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 Clare on 01280 815999 or 07772159555. Alternatively, you can email [clare.Jarvis@mab.org.uk](mailto:clare.Jarvis@mab.org.uk)







GROUND FLOOR



SLEEPING PLATFORM

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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