

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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10 Cobham Mews, Buckingham, MK18 1HL £145,000.00 Freehold

A one bedroom top floor apartment situated in Buckingham's town centre and within walking distance of the University. The property would make an ideal first time buy or investment purchase and has the added advantage of an allocated parking space. There is NO ONWARD CHAIN and viewings are available seven days a week subject to an appointment. The accommodation fully comprises: Communal entrance hall, entrance lobby, entrance hall with intercom, open plan kitchen/sitting room/dining room, bedroom and shower room. Grade II Listed. Energy rating C. All mains services connected with the exception of gas. An allocated parking space. Leasehold. Length of lease 999 years from 2008. Service charge £121.47 per calendar month, ground Rent Nil. NO UPPER CHAIN.



Entrance

Entrance door to communal entrance hall, stairs leading to upper floors.

Entrance Lobby

Door to entrance hall, electric panel radiator, intercom, storage cupboard with electric water heaters.

Open Plan Sitting Room/Dining Room/Kitchen

6.19m x 4.11m

Inset single drainer stainless steel sink unit with cupboard under, further range of base drawers and units, four ring electric hob with extractor hood over, electric oven under, plumbing for automatic washing machine, night storage heater, electric panel heater, exposed beams, two sealed unit double glazed windows to rear aspect.

Bedroom One

4.09m x 3.12m Max, 2.47m Min

Electric panel heater, Velux window to side aspect.

Shower Room

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, Velux window, electric towel rail.

Please Note

All mains services connected with the exception of gas.

EPC Rating: C. Council Tax Band: A.

An allocated parking space.

Length of lease 999 years from 2008. Service charge £121.47 per calendar month, ground Rent Nil

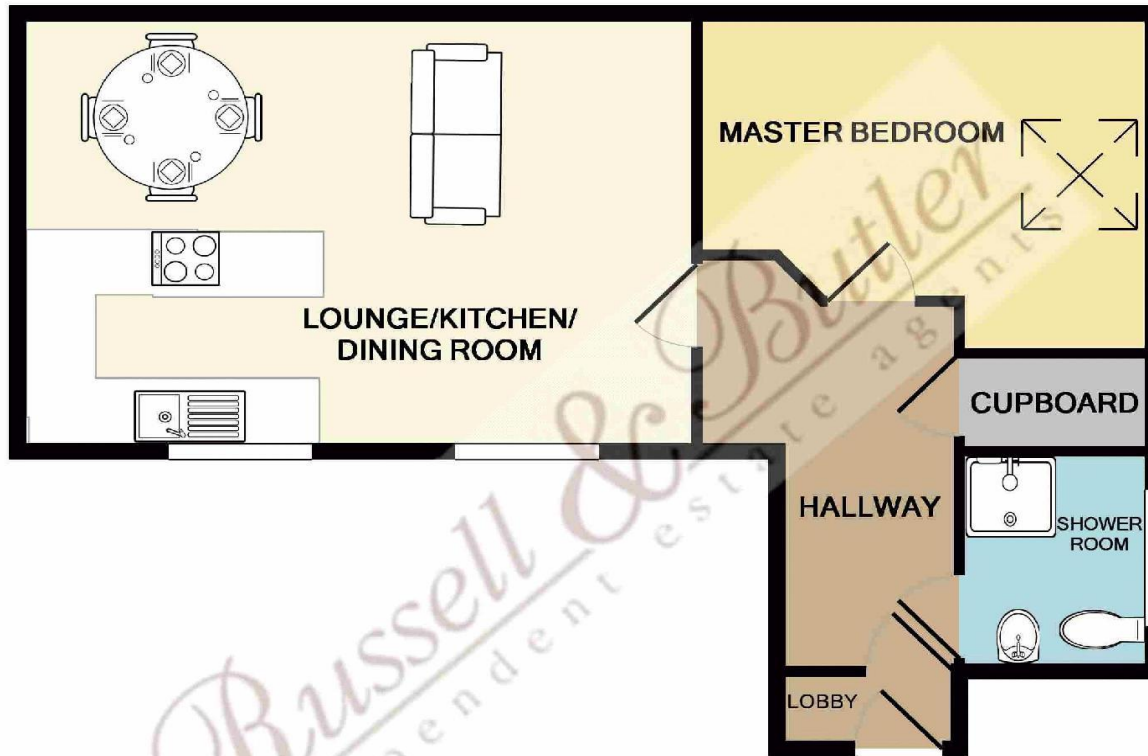
N.B.

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 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.





TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 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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