

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)





A LUXURY one bedroom SECOND FLOOR APARTMENT conveniently situated within easy walking distance of Buckingham's TOWN CENTRE. The property was BUILT IN just 2016 and includes BUILT IN kitchen appliances, luxury bathroom and easy access to the ALLOCATED SPACE which is located in a secure UNDERGROUND car park. The property fully comprises: Entrance hall, open plan kitchen/lounge/diner, bedroom with a BUILT IN WARDROBES and bathroom. To the outside there ALLOCATED parking located in a secure car park. GAS to radiator central heating. An ideal First Buy or Buy to Let. NO UPPER CHAIN. EPC Rating B. Leasehold. Ground rent approx £300 per annum. Service Charge approx £1400 per annum. Length of Lease 125 years from 2016.



### **Entrance**

Via communal entrance:

### **Entrance Hall**

Radiator, entrance phone system, access to loft space.

### **Open Plan Living/Kitchen/Diner**

8.66m Max x 4.34m Max

### **Kitchen area**

A range of base and eye level units, stainless steel sink unit with mixer tap, hot water tap and soap dispenser, cupboard under sink, work tops, integrated dishwasher, integrated fridge/freezer, integrated oven, integrated hob, extractor hood over, integrated washer/dryer, downlighters, Upvc double glazed window to rear aspect.

### **Lounge/Diner Area**

Two radiators, Upvc double glazed window to front aspect, downlighters, a large walk in storage cupboard.

### **Bedroom**

5.18m Max x 3.10m Max x 2.42m to front of wardrobes.

(Measurements approx, Irregular shaped room)

Upvc double glazed window to rear aspect, built in wardrobes, radiator.

### **Bathroom**

White suite of bath with digital controls, shower over and shower attachment, sink with mixer tap, low level w/c, heated towel rail, extractor fan, tiles to splash areas, touch screen mirror, downlighters, Upvc double glazed window to front aspect.

### **Outside**

One allocated parking space in underground carpark.

### **Please Note**

All mains services connected.

EPC Rating: B

Council Tax Band: B

Leasehold

Lease Length 125 years from 2016.

Ground Rent Amount £300 per annum.

Service charge Amount approx £1400 per annum.

### **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.







*Russell  
& Butler*  
independent  
estate agents





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.

**Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)**

