

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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



## Summerhouse Hill, Buckingham, MK18 1XW Asking Price £215,000.00 Leasehold

An immaculately presented one double bedroom ground floor apartment benefitting from its own independent entrance, and a private west facing rear garden. This modern apartment is fitted with high specification fixtures and fittings and is within a short walking distance to Buckingham town and the university. The accommodation comprises: open plan living, kitchen/diner with engineered Oak flooring and integrated appliances, inner lobby with large storage cupboard, shower room with double width shower with rainfall shower head, LED mirror with light and demister, double bedroom with built in wardrobes and sliding doors leading onto the platform with steps down to the sunny enclosed rear garden which is designed for ease of maintenance with decking and artificial lawn. The property benefits further from gas to radiator central heating, Upvc double glazing and allocated parking in front of the apartment. Viewing is recommended. EPC rating B



## **Entrance**

Composite 5 lever lock door to:

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

*18' 6" X 15' 10" (5.64m X 4.83m)*

A spacious open plan living space with kitchen area comprising:

Inset single drainer sink unit with mixer tap, instant boiling water tap, cupboard under a further range of wall, base and drawer high gloss units with granite work tops over with co-coordinating upstands. Integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, built in ceramic hob and electric oven, cupboard housing ideal gas fired combi boiler serving both domestic hot water, engineered Oak flooring, Upvc double glazed window to front aspect. Two radiators.

## **Inner Hall**

Large storage cupboard, engineered Oak flooring.

## **Bedroom**

*11' 10" X 10' 0" (3.62m X 3.07m)*

Having the benefit of built in double width wardrobe with hanging rail and shelving as fitted, sliding doors, radiator, Upvc double glazed sliding door leading out onto the private and sunny rear garden.

## **Shower Room**

*7' 2" X 6' 7" (2.20m X 2.02m)*

Fitted to a high specification with fully tiled double width shower cubicle with touch control programmable shower with body jets, hand held shower and rainfall shower head, glazed screen, low level W/C, wash hand basin with waterfall tap, LED mirror with light and demister, complimentary ceramic tiling to walls and floor, chrome ladder towel rail, inset downlighters.

## **Rear Garden**

A west facing and easy maintenance rear garden with steps leading down to large decked area with artificial lawn, storage area, enclosed by panel fencing.

## **Please Note**

All main services are connected.

Council tax band B

EPC rating B

## **N.B.**

Length of lease 125 years from 2018

Ground rent £300 per annum

Service charge £539 payable twice yearly.

## **Mortgage Advice**

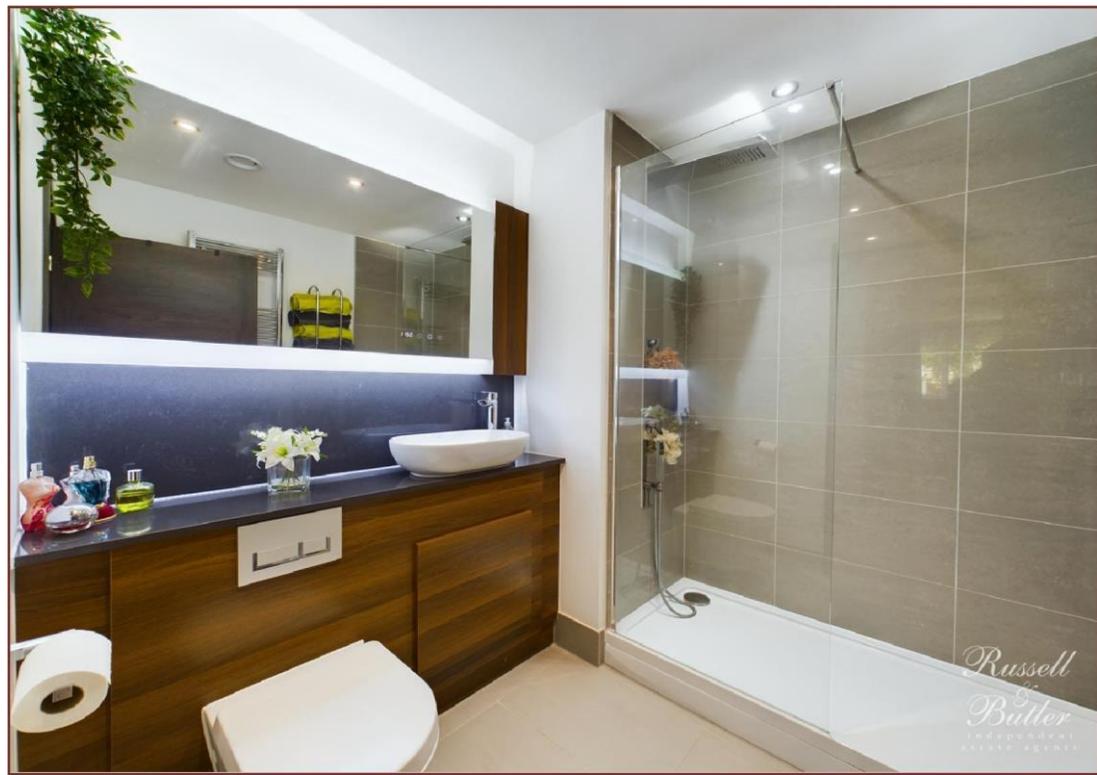
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they 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.



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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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