

*Russell & Butler*

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1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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



## Westbury Mill, Mill Lane, Westbury, NN13 5LE

Asking Price £220,000.00 Leasehold

A light and airy, second floor two double bedroom character apartment in a Grade II listed converted spice mill, with views overlooking Beachborough School playing fields. The accommodation is accessed via an intercom communal entrance, with lift to all floors and comprises: Entrance hall, open plan living/dining/kitchen space with views overlooking playing fields, bedroom one with en-suite shower room, bedroom two with built in wardrobe, separate bathroom. This lovely apartment also benefits from an additional ground floor 'bonus' room which can be used as an office/gym or storage room and two allocated parking spaces and would make an ideal first time or investment purchase. EPC exempt.



### **Communal Entrance**

With intercom entry system, individual post boxes, communal door to entrance hall with stairs and serviced lift to all floors.

### **Entrance Hall**

Providing access to accommodation, airing cupboard housing hot water tank, wall mounted electric heater, exposed beams and timbers.

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

*23' 3" X 15' 7" (7.11m X 4.75m)*

Open plan living, kitchen and dining space with windows to the rear and side aspects overlooking Beachborough School playing fields, wall mounted heaters, exposed beams and timbers.

Kitchen;

With inset single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of wall, base and drawer units with work tops over, ceramic tiling to the splash areas, integrated electric hob with filter hood over, electric oven under, integrated fridge and freezer, built in slimline dishwasher, built in washer/dryer.

### **Bedroom One**

*19' 1" X 12' 4" (5.82m X 3.78m)*

Exposed timber, window to side aspect, wall mounted heater, door to:

### **En-suite**

White suite of fully tiled shower cubicle with glazed screen, pedestal wash hand basin, low level W/C, ceramic tiling to walls, chrome ladder heater/towel rail, wood laminate floor, extractor fan.

### **Bedroom Two**

*14' 2" X 8' 5" (4.34m X 2.59m)*

Benefitting from large built in wardrobe/storage cupboard, window to side aspect.

### **Bathroom**

White suite of panel bath, pedestal wash hand basin, low level W/C, wood laminate flooring, extractor fan, wall mounted electric heater, ceramic tiling to walls.

### **Office/Study**

*11' 6" X 8' 2" (3.51m X 2.51m)*

Ideal for the home worker, located on the ground floor this spacious apartment benefits further from an addition office/study/storage room with window to side aspect.

### **Parking**

Two allocated parking spaces.

### **Please Note**

All main services are connected with the exception of gas.

Council tax band C

EPC Exempt

Lease details; approx 104 years remaining.

Ground Rent £504.76 (fixed for the next 10 years)

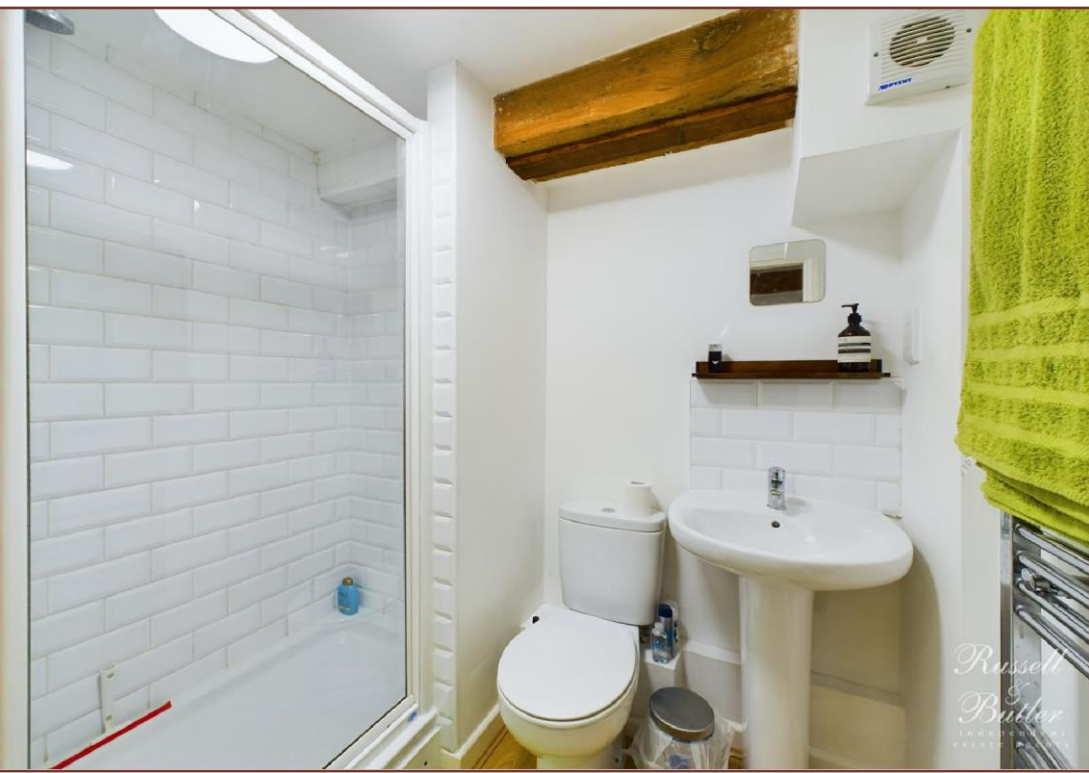
Service Charge £1,206 per annum.

### **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.





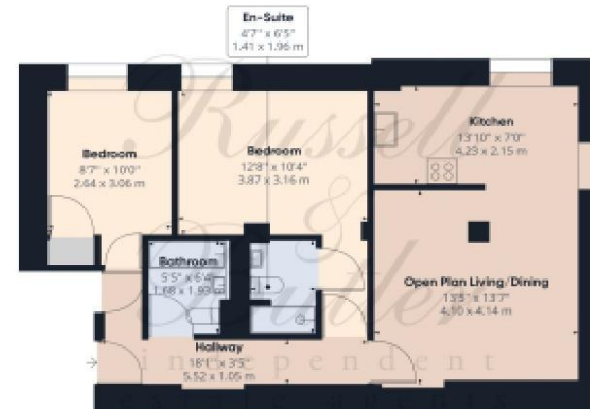
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Floor 0

Approximate total area<sup>(1)</sup>  
781.46 ft<sup>2</sup>  
72.60 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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