

*Russell & Butler*

i n d e p e n d e n t   e s t a t e   a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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**Pightle Crescent, Buckingham, MK18 1LF    Asking Price £179,995.00**

A spacious second floor flat situated within walking distance of Buckingham town centre. The property would make an ideal first buy or buy to let investment. The accommodation fully comprises: Communal entrance leading to: Entrance hall, kitchen, sitting room, two good sized bedrooms and bathroom. Gas to radiator central heating and Upvc double glazing. Outside there is a brick built shed for storage. Length of Lease 119 years, granted August 1995. Service Charge currently £70.67pcm. Ground Rent £10.00 per annum. EPC Rating TBC. NO UPPER CHAIN.



### Entrance

Via communal entrance door. Stairs to all levels. Entrance door to:-

### Entrance Hall

Radiator, wood laminate floor, access to loft space.

### Sitting Room

*13' 11" X 12' 8" (4.25m X 3.87m)*

Radiator, Upvc double glazed window to front aspect. Good size built in storage cupboard, wood laminate floor.

### Kitchen/Breakfast Room

*12' 0" X 7' 6" (3.68m X 2.29m)*

Inset single drainer sink unit with Monobloc mixer tap and cupboard under. Full range of base and eye level units, rolled edge work surfaces, ceramic tiling to splash areas, 4 ring ceramic hob with electric oven under, concealed extractor fan over. "Worcester" gas fired boiler servicing central heating and domestic hot water (replaced September 2023). Ceramic tiled floor, Upvc double glazed window to front aspect.

### Bedroom One

*11' 3" X 12' 8" (3.44m X 3.88m)*

Radiator, Upvc double glazed window to front aspect. Wood laminate floor.

### Bedroom Two

*11' 0" X 9' 3" (3.36m X 2.84m)*

+ Double recess.

Radiator, Upvc double glazed window to front aspect. Wood laminate floor.

### Bathroom

*7' 4" X 5' 6" (2.26m X 1.69m)*

White suite of panelled bath with "Bristan" electric shower over, wash hand basin with cupboard under, low flush WC. Full ceramic tiling to all walls, wood laminate floor, radiator, Upvc double glazed window to rear aspect.

### Outside

Store to rear, labelled No. 30.

### Please Note

All mains services connected

Council Tax Band A

EPC TBA

119 year lease granted August 1995

Service charge currently £70.67 pcm

Ground rent £10.00 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.

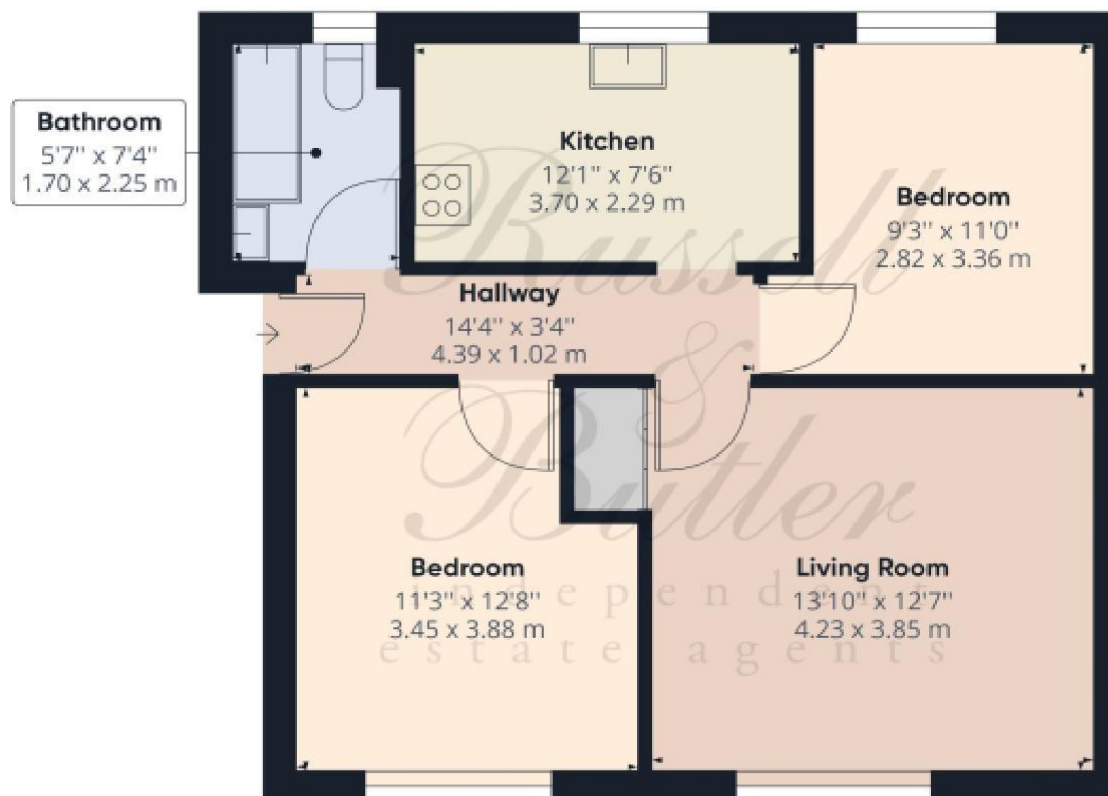
Please contact us for further information.

### 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.







Approximate total area<sup>(1)</sup>  
617.47 ft<sup>2</sup>  
57.36 m<sup>2</sup>

(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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