

*Russell & Butler*

independent estate agents

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## Coopers Wharf, Buckingham, MK18 1UP Asking Price £320,000.00 Leasehold

An executive second floor apartment situated in the Coopers Wharf riverside development, being within a short walking distance of the town centre. The property is in excellent condition throughout and fully comprises: Secure entrance with video entry phone system, entrance lobby, hallway, spacious lounge/diner with Juliette balcony, kitchen with an extensive range of wall and floor units with polished granite worktops and incorporating integrated appliances, master bedroom with en-suite shower room, a further double bedroom with built in wardrobe and a family bathroom with a white suite. The property also further benefits from UPVC double glazed windows and gas to radiator central heating. Allocated and visitor parking and shared communal gardens. The apartment has an EPC B grade rating and is offered with no upper chain.



### **Entrance**

Solid wood entrance door to:

### **Entrance Hall**

Large built in storage cupboard.

### **Lounge/Diner**

5.82m Max X 3.22m + Door Recess.

Juliet balcony to front aspect, Upvc double glazed window to side aspect, two radiators.

### **Kitchen**

4.67m x 2.41m

Fitted to a high specification to comprise inset one and a quarter stainless steel sink unit, mixer tap, cupboard under. a further range of wall and base and drawer units, granite work surfaces over, coving to ceiling, inset downlighters, double panel radiator, inset four ring gas hob with electric oven under and extractor hood over. Built in fridge/freezer, integrated washer/dryer, integrated dishwasher. Cupboard housing "Ideal" gas fired combi-boiler supplying both domestic hot water and radiator central heating. Under counter lighting, ceramic tiled floor, Upvc double glazed window to front aspect.

### **Bedroom One**

4.02m x 3.61m

Upvc double glazed window to side aspect, radiator.

### **En-Suite**

Double width walk in shower, white suite comprises low level wc, wash hand basin with mixer tap, cupboard under, heated towel rail, full height tiling, extractor fan, downlighters, tiled floor.

### **Bedroom Two**

3.92m + Door recess x 2.81m Max

Upvc double glazed window to side aspect, built in storage cupboard.

### **Bathroom**

White suite comprises bath with mixer tap and shower attachment, low level wc, wash hand basin with mixer tap, cupboard under, full height tiling, tiled floor, extractor fan, downlighters, built in storage cupboard.

### **Outside**

Approached via communal block paved driveway leading to allocated and visitor parking, communal gardens with lawn and paved areas and overlooking the river and being within close proximity to Buckingham Town centre and the amenities.

### **Please Note**

Council Tax Band C.

EPC RATING B.

Leasehold.

Length of Lease 125 years from 2007.

Service Charge £160 per month.

Ground rent £400 per annum.

NO UPPER CHAIN.

Broadband - For Availability - Please Visit Ofcom.

For Mobile Phone Coverage and Availability - Please Visit Ofcom.

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.





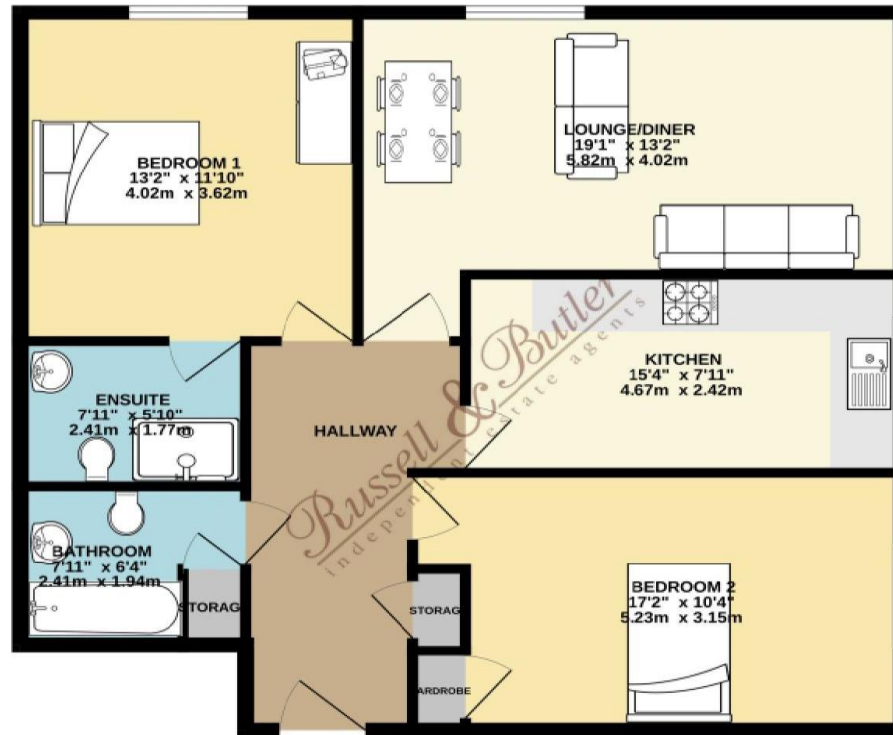




The  
*Woolpack*  
Good Food - Fine Ale - Riverside Beer Garden







TOTAL FLOOR AREA: 864 sq ft (80.3 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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