

*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)



## Old Brewery Walk, Brackley, NN13 7HG

**Guide Price £219,995.00 Leasehold**

A modern and spacious two double bedroom, two bathroom apartment conveniently situated a very short walk from Brackley town centre. The property benefits from allocated parking, under floor heating and an ensuite to bedroom one. The property fully comprises: Entrance hall with storage, open plan lounge/diner with balcony, kitchen, bedroom one with en-suite shower room, a further double bedroom and main bathroom. Allocated parking space. The property would make an ideal first buy or buy to let investment. NO UPPER CHAIN. Leasehold. Length of lease is 150 years from build in 2009. Ground rent approx £250 PA. Service charge approx. £1,883.50 PA. This is a ground floor apartment (Please note there are internal steps leading up to apartment). EPC rating C.



## **Entrance**

Via communal entrance.

## **Entrance Hall**

Intercom, inset spotlights, laminate flooring, underfloor heating, double doors to airing cupboard housing hot water cylinder and shelving as fitted.

## **Lounge/Diner**

*17' 3" X 13' 6" (5.26m MAX X 4.14m MAX)*

Two double glazed (non opening) windows to front and rear aspects, underfloor heating, laminate flooring, opening to kitchen, double glazed door to:

## **Balcony**

Benefiting from decked flooring and railing.

## **Kitchen**

*9' 1" X 8' 0" (2.77m X 2.44m)*

Fitted with a range of eye and base level units, rolled edge work surfaces, inset single drainer sink unit, tiling to splash areas, hob with extractor over, oven, integrated fridge/freezer and dishwasher, plumbing for washing machine, underfloor heating, laminate flooring, double glazed doors to rear aspect.

## **Bedroom One**

*13' 2" X 9' 6" (4.02m MAX X 2.91m MAX)*

Two double glazed windows to rear aspect, fitted wardrobe, underfloor heating, door to:

## **En-Suite**

A white contemporary suite comprising of low level wc, wash hand basin and fully tiled double width shower cubicle with shower as fitted, heated towel rail, tiling to splash areas, underfloor heating, tiled floor, extractor fan, inset spotlights.

## **Bedroom Two**

*13' 4" X 10' 0" (4.07m X 3.07m)*

Double glazed window to front aspect, underfloor heating.

## **Bathroom**

A very good sized room fitted with a white contemporary suite comprising of low level wc, wash hand basin with mixer tap and bath and mixer tap shower attachment with shower screen, heated towel rail, extractor fan, inset spot lights, underfloor heating, tiled floor and tiling to splash areas.

## **Outside**

Allocated parking space and access to communal areas.

## **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.

## **Please Note**

All main services connected with the exception of gas.

Leasehold.

Length of lease is 150 years from build in 2009.

Ground rent approx £250 PA.

Service charge approx. £1,883.50 PA.

No Upper Chain.

EPC Rating C.

Council Tax band C.

Flood Risk: Very Low Risk.

Broadband Availability: Standard, Superfast and Ultrafast Available.

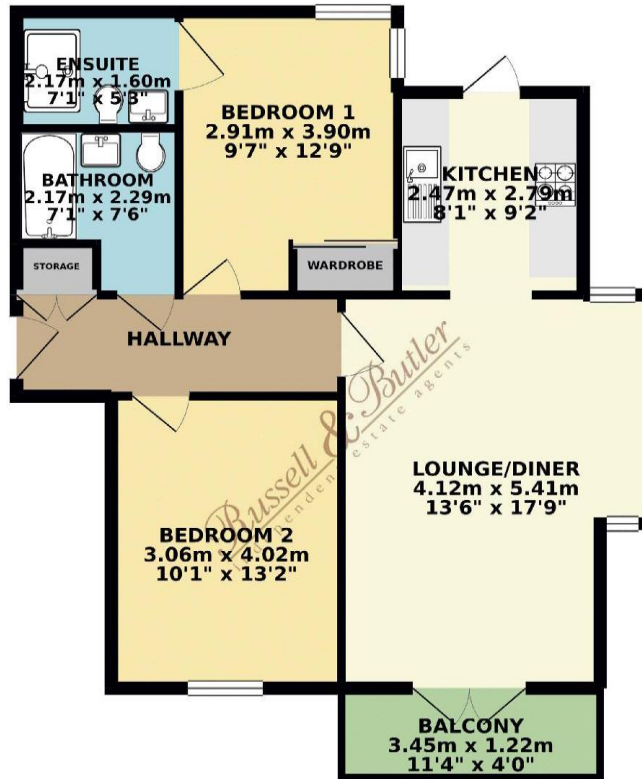
Mobile Phone Availability: EE, O2, Vodaphone and Three Available.

## **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.



GROUND FLOOR 65.78 sq. m.  
( 708.05 sq. ft. )



TOTAL FLOOR AREA : 65.78 sq. m. ( 708.05 sq. ft. ) 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 mis-statement. 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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