

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



*Russell
&
Butler*
independent
estate agents

A rarely available two double bedroom, two-bathroom, luxury ground floor apartment approx. 1000sq ft of living space with established gardens to the rear backing onto the river Ouse. The property is located in an exclusive development of just 12 apartments all accessible by lift and is within close walking distance to Buckingham town centre and all the local amenities, local parks and riverside walks. Accommodation in brief: Communal Entrance Hall with intercom entry system, entrance hall, kitchen/diner with integrated appliances, spacious sitting room with bay window to front aspect, bedroom one with built in wardrobes and en-suite bathroom with both shower and bathtub, second double bedroom with built in wardrobe and separate bathroom.

Allocated parking to the front and expansive landscaped gardens to the rear leading down to the river. EPC rating B.



Entrance

Spacious communal entrance hall with intercom entry leading to the apartments and lift.

Entrance Hall

Spacious 'L' shaped entrance hall leading to accommodation, two large storage cupboards, inset downlighters, double doors to both the sitting room and kitchen/diner.

Sitting Room

22' 0" X 16' 11" (6.71m X 5.18m)

6.71m x 5.18m Max

A lovely light and spacious sitting room with double glazed Bay window to front aspect, double glazed window to side aspect, coving to ceiling, two radiators, feature fireplace with fire as fitted.

Kitchen/Diner

16' 11" X 9' 8" (5.18m X 2.97m)

Fitted to comprise inset single drainer stainless steel sink unit, mono bloc mixer tap, storage cupboard under, further range of wall/drawer and base units with work tops over, integrated fridge/freezer, built in dishwasher, five ring gas hob with electric oven and grill under, extractor hood over, ceramic tiling to splash areas, coving to ceiling, inset downlighters, ceramic tiled floor, double glazed window to front aspect, cupboard housing gas fired combi boiler supplying both domestic hot water and gas to radiator central heating (please note the boiler was re-fitted in 2023)

Bedroom One

15' 3" X 10' 11" (4.67m X 3.35m)

Double glazed window to side aspect, radiator, built in double width wardrobes, door to:

En-Suite

White suite of double width fully tiled shower cubicle with shower as fitted, glazed screen, panel bath, low level wc, wall mounted wash hand basin, full height tiling to walls, inset downlighters, chrome ladder heated towel rail, ceramic tiled floor, extractor fan.

Bedroom Two

10' 11" X 10' 0" (3.35m X 3.05m)

Benefitting from built in wardrobes, double glazed window to side aspect, radiator.

Bathroom

White suite of panel bath, shower attachment, glazed screen, wall mounted wash hand basin, low level wc, concealed cistern, full height tiling to walls, ceramic tiled floor, chrome ladder heater towel rail, extractor fan, inset downlighters, shaver point.

Please Note

11 of the 12 Apartments have a share of the freehold.

Owners are invited to attend regular resident meetings.

999 year lease granted 2017

There is a monthly charge of approx. £190 per calendar month towards the maintenance of the building, carparking, lighting and communal gardens.

All main services connected.

Council Tax Band C

EPC rating B

Broadband/superfast/ultrafast all available.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.





*Russell
&
Butler*
independent
estate agents





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.

Visit us online: www.russellandbutler.com



expertagent

PrimeLocation.com

