

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Grenville Road, Buckingham, MK18 1LP

Asking Price £199,995 Leasehold

A spacious and well presented two bedroom ground floor flat offered for sale with no upper chain. The property benefits from a garden at the rear, outside storage, plenty of storage throughout, a refitted kitchen, refitted shower room and gas to radiator central heating. The accommodation fully comprises: Entrance hall, sitting room, kitchen, two good sized bedrooms and shower room. To the outside garden and outside storage. Energy rating D. Leasehold. Length of lease: 119 Year Lease granted 17.06.1996. Expires on 25.06.2115. Ground Rent approx £10 per annum. Service charge Approx. £279.95 per annum. NO UPPER CHAIN.



Entrance

Door to:

Entrance Hall

Radiator, built in storage cupboard.

Sitting Room

4.65m max x 3.73m max into recess

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

Kitchen

3.95m Max + Door recess x 2.10m Max

Refitted to comprise a range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, built in oven and hob, tiling to splash areas, space for white goods, built in storage cupboard housing gas fired boiler, door to rear, Upvc double glazed window to rear aspect, radiator.

Bedroom One

3.65m Max x 3.48m Max

Upvc double glazed window to front aspect, radiator.

Bedroom Two

3.44m Max into door recess x 3.04m Max

Upvc double glazed window to rear aspect, radiator.

Shower Room

Refitted to comprise walk in shower, low level wc, sink unit with mixer tap, tiling to splash areas, Upvc double glazed window to rear aspect.

Front Aspect

Low maintenance gravel areas to front.

Rear Garden

Laid to lawn, brick built outside store.

Please Note

All mains services connected.

EPC Rating: D.

Council Tax Band: A.

Length of lease: 119 Year Lease granted 17.06.1996. Expires on 25.06.2115

Ground Rent approx £10 per annum.

Service charge Approx. £279.95 per annum.

Shared Access and Rights Of Way to Both Front & Rear.

Rear Garden Image also shows park of neighbouring gardens.

Flood Risk: Very Low Risk.

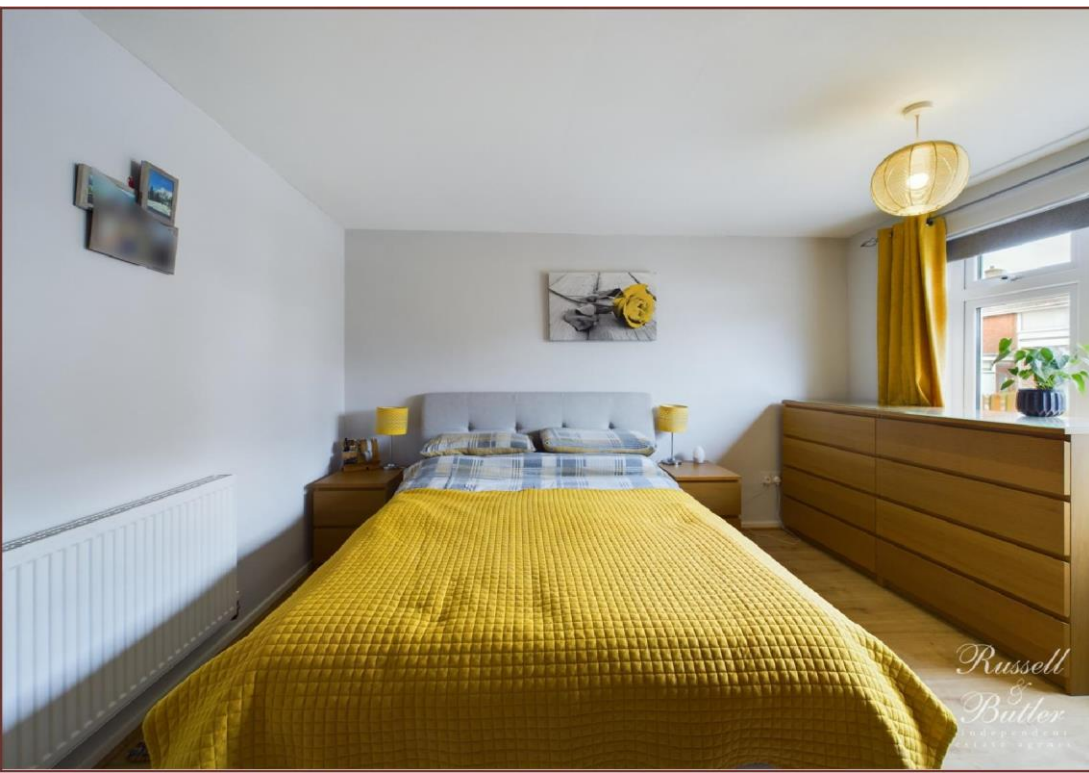
Broadband Availability: Standard, Superfast and Ultrafast Available.

Mobile Phone Availability: EE, 02, Vodafone and Three 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.



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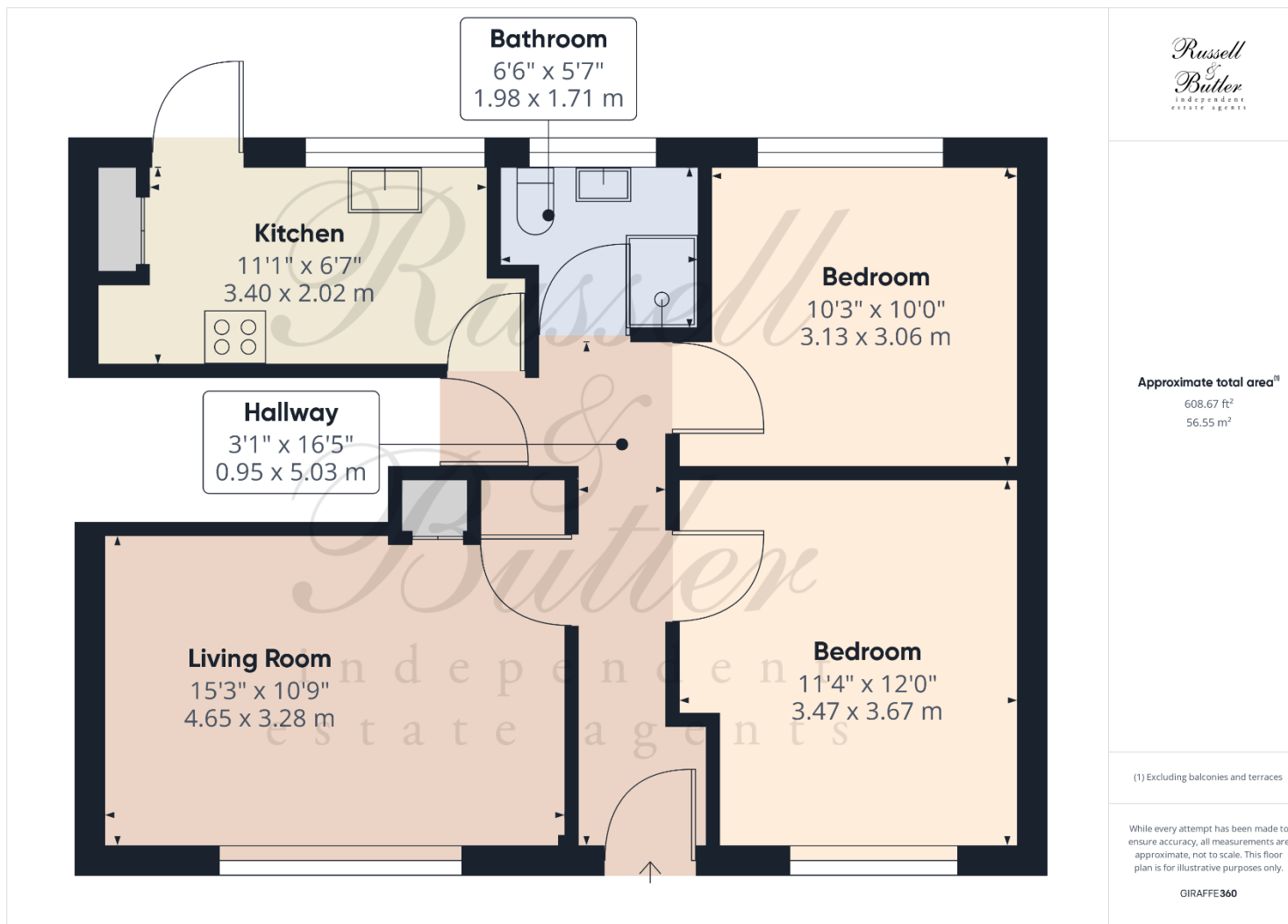
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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate 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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