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# Station Gardens, Moreton Road, Buckingham, MK18 1LA

## Asking Price £275,000.00 Leasehold

For sale with no upper chain, a spacious two double bedroom apartment well situated within short walking distance of Buckingham town centre, ideal for first time buyers, those looking to downsize and buy to let investors. The property has gas to radiator, double glazing and the accommodation fully comprises: A large entrance hall with space for a desk, plenty of built in storage, kitchen with various integrated appliances and open through to the lounge/dining area, bedroom one with ensuite shower room, bedroom two which is also a double bedroom and bathroom with white bathroom suite. EPC rating B. One allocated parking space. Leasehold. Lease length 125 years from January 2017. Service charge approx £2216 per annum to include buildings insurance and ground rent approx. £250 per annum. NO UPPER CHAIN.



### **Entrance**

Spacious entrance hall with space for a desk, storage/cloaks cupboard, cupboard housing 'Logic' gas fired boiler serving both domestic hot water and radiator central heating, radiator.

### **Lounge/Diner**

*17' 3" X 12' 0" (5.26m X 3.68m)*

Hardwood double glazed window to rear aspect with elevated views of the surrounding area, radiator, television and telephone points, open through to:

### **Kitchen**

*12' 0" X 5' 4" (3.68m X 1.63m)*

A high quality fitted kitchen with a range of wall, base and drawer units with soft closures and work tops, inset single drainer sink unit, integrated induction hob, integrated electric oven, extractor over, integrated dishwasher, integrated fridge/freezer, space for washing machine.

### **Bedroom One**

*13' 4" X 9' 6" (4.08m X 2.92m)*

Having the benefit of built in wardrobes, hardwood double glazed window to side aspect, radiator, door to:

### **En-Suite**

Fully tiled corner shower cubicle with power shower as fitted, low flush W/C, pedestal wash hand basin, complimentary tiling to walls and flooring, chrome heater towel rail, extractor fan.

### **Bedroom Two**

*13' 4" X 8' 11" (4.08m X 2.72m)*

Window to side aspect, radiator.

### **Bathroom**

White suite of panel bath, pedestal wash hand basin, low flush W/C, complimentary tiling to walls and flooring, chrome heater/towel rail, extractor fan.

### **Outside**

Benefitting from an allocated parking space and use of communal gardens.

### **Please Note**

All main services are connected.

EPC rating B.

Council tax band C.

LEASEHOLD.

Length of Lease 125 Years from January 2017.

Service Charge approx £2216 per annum and includes buildings insurance.

Ground Rent Approx £250 per annum.

Flood Risk:

Surface Water - Low risk of flooding.

River Water - Very Low risk of flooding.

Broadband: Standard, Superfast and Ultrafast available.

Mobile: 02 and Vodafone Likely Indoors.

EE, 02, Three and Vodafone Likely Outdoors.

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 bestbroker 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





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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