

Russell & Butler

independent estate agents

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Coopers Wharf, Ford Street, Buckingham, Buckinghamshire, MK18 1UP

Asking Price £365.000 Leasehold

Located in the desirable Coopers Wharf development and being in close walking distance to Buckingham town centre and all the amenities, a rarely available, spacious two double bedroom penthouse apartment with a feature spiral staircase that connects the two floors. The apartment benefits further from a balcony off the lounge/diner with river and town views. The accommodation of this well appointed apartment comprises: Communal entrance hall with entry phone system, stairs leading to first and second floors. Entrance hallway with Oak and glass spiral staircase, shower room, kitchen breakfast room with integrated appliances and granite work surfaces, lounge/diner with French doors leading to the balcony, landing with light tube, master bedroom with built in wardrobe and en-suite bathroom, second double bedroom. Outside there are well tended riverside communal gardens, single garage with electric door and visitor parking. EPC rating B.



Entrance

Telephone entry system. Solid Oak flooring, feature Oak and Glass spiral staircase, coving to ceiling, airing cupboard housing hot water tank.

Shower Room

8' 2" X 5' 0" (2.51m X 1.54m)

Fully tiled shower cubicle with shower as fitted, glazed screen, low level wc, concealed cistern, wash hand basin with mixer taps, inset downlighters, ceramic tiled floor, chrome ladder rail, extractor fan.

Lounge/Diner

16' 1" X 13' 7" (4.91m X 4.16m)

Upvc double glazed window to side aspect, Upvc double glazed French doors to the balcony, coving to ceiling, mains smoke alarm, Oak flooring, double panel radiator.

Kitchen/Breakfast Room

10' 7" X 9' 8" (3.25m X 2.96m)

Fitted to comprise inset one and a quarter stainless steel sink unit, granite work surfaces, inset fridge freezer, electric oven, four ring gas hob over, extractor hood over, double panel radiator, inset downlighters, space and plumbing for washing machine, inset dishwasher, cupboard housing Glow-worm gas fired boiler supplying both domestic hot water and radiator central heating, Upvc double glazed window to rear aspect, coving to ceiling.

First Floor Landing

Built in wardrobe with hanging rail and shelving as fitted, coving to ceiling, light tunnel, access to loft space.

Bedroom One

21' 11" X 11' 7" (6.70m X 3.54m)

Upvc double glazed window with views over the town, two double panel radiators, coving to ceiling, built in double width wardrobes and shelving as fitted.

En-suite

9' 10" X 6' 10" (3.00m X 2.09m)

White suite of panel bath with mixer taps, shower hose, low level wc, concealed cistern, wash hand basin housed in vanity unit, chrome ladder towel, full height ceramic tiling to all walls, extractor fan, Upvc double glazed window to side aspect, light and shaver point, towel rail.

Bedroom Two

10' 5" X 9' 2" (3.19m X 2.80m)

Upvc double glazed window with views over the town, radiator, mains smoke alarm, coving to ceiling, radiator

Single Garage

20' 2" X 9' 2" (6.16m X 2.81m)

Light and power connected, electric door.

Please Note

All mains services connected.

Council Tax Band: C EPC Rating: B

Lease details

125 Years remaining from June 2007.

Ground rent of £400 per annum

Service charge of £160 per month

Allocated parking space

Standard, Superfast and Ultrafast broadband available.

Mobile Voice and Data - Indoor O2, Vodafone and Three Likely

Outside EE, O2, Vodafone and Three Likely

Due to the locality to the ford there is a risk of some flooding to the complex entrance and potentially the lower level garages. As the apartment is on the second floor there is no risk of flooding to the apartment itself.

Measurements on floor plan are approximate 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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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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