

Russell & Butler
independent estate agents

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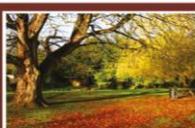


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Paynes Court, High Street, Buckingham, MK18 1NQ

Asking Price £192,500 Leasehold

A fabulous penthouse apartment for the over 55's situated on this small development in Buckingham's town centre. The property is offered in excellent order throughout having been renovated over the last two years. The heating has been upgraded to modern electric radiators, the fitted kitchen comes with oven and hob as well as undercounter fridge/freezer , there is a lovely re-fitted shower room with walk in shower, a useful utility room, large walk in storage cupboard and double glazing. Externally there are communal gardens and parking is available on a first come first served basis. The accommodation comprises: Communal entrance hall with intercom, entrance hall, sitting room, kitchen, utility, two double bedrooms and shower room. Council Tax Band C. Energy rating C.



Communal Entrance Door to:

Communal Entrance Hall

Intercom system, stairs rising to upper levels, entrance door to:

Entrance Hall

Entry phone, electric panel radiator.

Sitting/Dining Room

16' 7" X 9' 8" (5.06m X 2.97m)

Electric panel radiator, Upvc double glazed window to front aspect, Velux window, sky light.

Kitchen

14' 6" X 5' 2" (4.43m X 1.58m)

Inset single drainer porcelain sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob, split level electric oven and grill, under counter fridge/freezer, Velux window.

Inner Hallway

Walk in storage cupboard with light, airing cupboard housing "Mega Flo" hot water tank and immersion heater with linen shelving as fitted.

Utility Store

Plumbing for automatic washing machine, wash hand basin with mixer tap, extractor fan and light.

Bedroom One

16' 7" X 8' 10" (5.08m X 2.71m)

Electric Panel radiator, fitted wardrobes, two Velux windows to front aspect.

Bedroom Two

12' 5" X 8' 4" (3.8m + Door recess x 2.55m)

Electric panel radiator, two Velux windows to front aspect.

Shower Room

7' 0" X 5' 1" (2.14m X 1.56m)

White suite of walk in fully tiled shower with "Bristan" unit, pedestal wash hand basin, low flush wc, ladder towel radiator, ceramic tiling to splash areas, Velux window to rear aspect, extractor fan.

Communal Gardens

Please Note

Lease Details : 125 Years from 1st Jan 1995 - 94 Years remaining.

Management/Service charge: Approximately £293 PCM

EPC Rating: C.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric heating

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 80Mbps download and 20Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: No allocated parking but first come first serve communal parking.

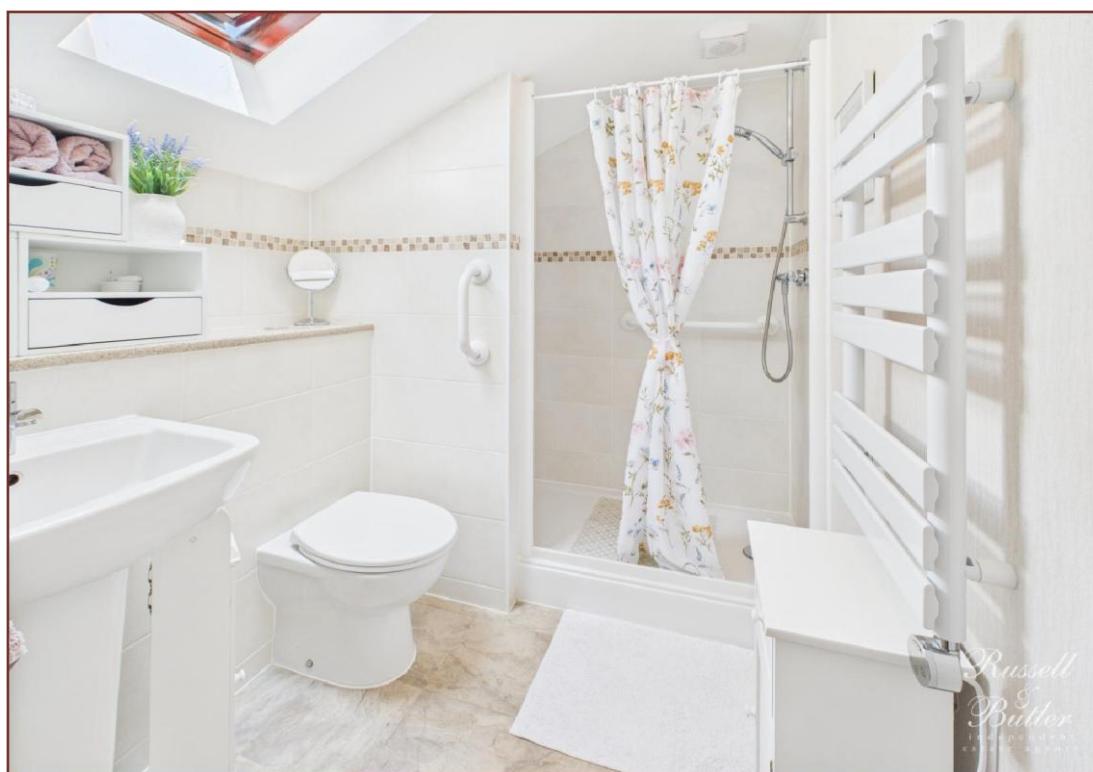
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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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