

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Paynes Court, High Street, Buckingham, MK18 1NQ

Asking Price £175,000.00 Leasehold

Situated in a centrally located retirement complex for the over 55's. We are pleased to offer For Sale this 2 bedroom apartment that is offered with no onward chain and enjoys a sunny balcony. The accommodation briefly comprises: Communal Entrance, Entrance Hall, Sitting/Dining Room, Kitchen, 2 Bedrooms and Shower Room. The property has the advantage of an Entry phone system and well maintained communal gardens. Lease details. : 125 years from 1 January 1995 Service Charge & Ground Rent £219 per month.



Entrance

Door to communal entrance, stairs rising to property entrance, entry phone system.

Entrance Hall

Giving access to accommodation, entry phone, "Dimplex" electric heater, sealed unit, airing cupboard housing hot water tank and electric immersion heater, linen storage space.

Cloakroom

A white suite of low level WC with concealed cistern, pedestal wash hand basin, tiled splash back, "Dimplex" heater, electric unit.

Sitting/Dining Room

4.80m x 3.01m + 2.35m x 1.61m

A combined sitting/dining room having the advantage of sliding patio door to sunny balcony, "Dimplex" heater, television point, wall light points, coving to ceiling.

Kitchen/Breakfast Room

3.31m x 1.48m

A fitted kitchen comprising electric oven and hob with filter hood over, a range of base and eye level units with work tops over providing work and storage space, plumbing for automatic washing machine, integrated fridge and freezer, inset one and a half bowl single drainer sink unit with mono bloc mixer tap, cupboard under, sealed unit double glazed window to front aspect.

Bedroom One

3.95m x 2.97m

Having the advantage of built in mirrored door wardrobes with hanging rail and shelving as fitted, telephone point subject to British regulations, coving to ceiling, sealed unit double glazed window to rear aspect.

Bedroom Two

2.91m x 2.87m

Access to loft space, "Dimplex" heater, sealed unit double glazed window to rear aspect.

Family Bathroom

1.79m x 1.44m

A white suite of fully tiled double width shower cubicle with shower as fitted, low level WC with concealed cistern, pedestal wash hand basin, "Dimplex" heater, extractor unit.

Please Note

All mains services connected with the exception of gas.

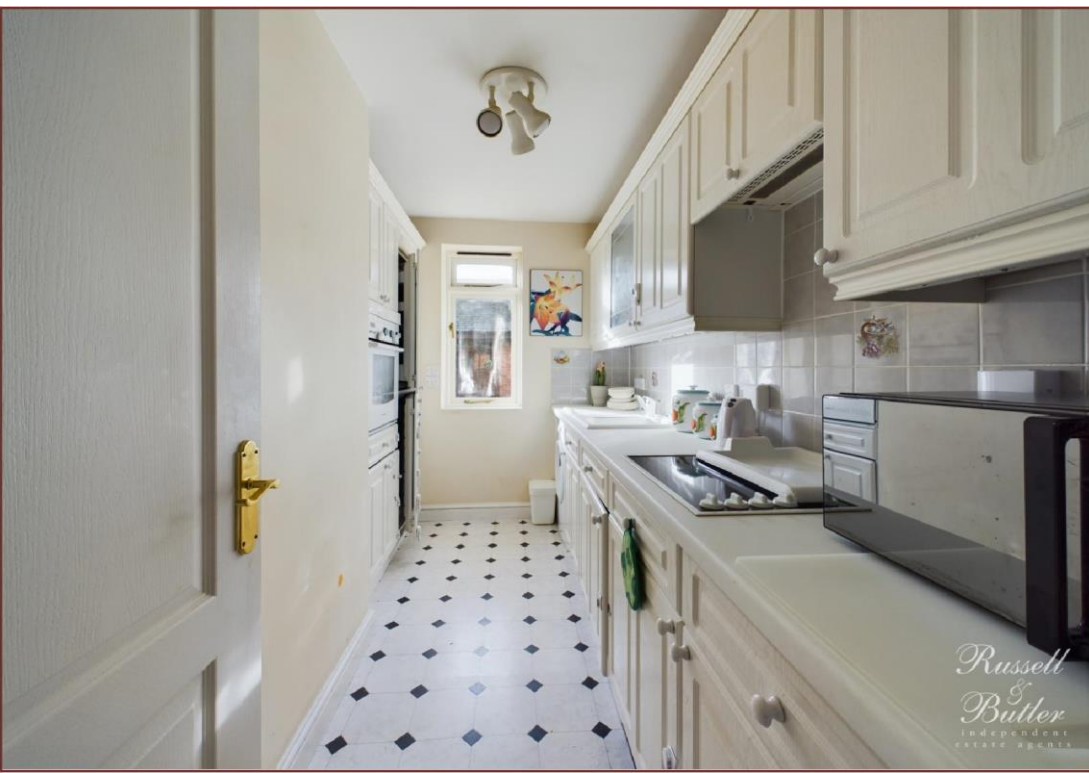
The site has a manned office and the flat is connected to emergency services

for those who should need assistance and smoke alarms are fitted. EPC Rating: B. Council Tax Band: C

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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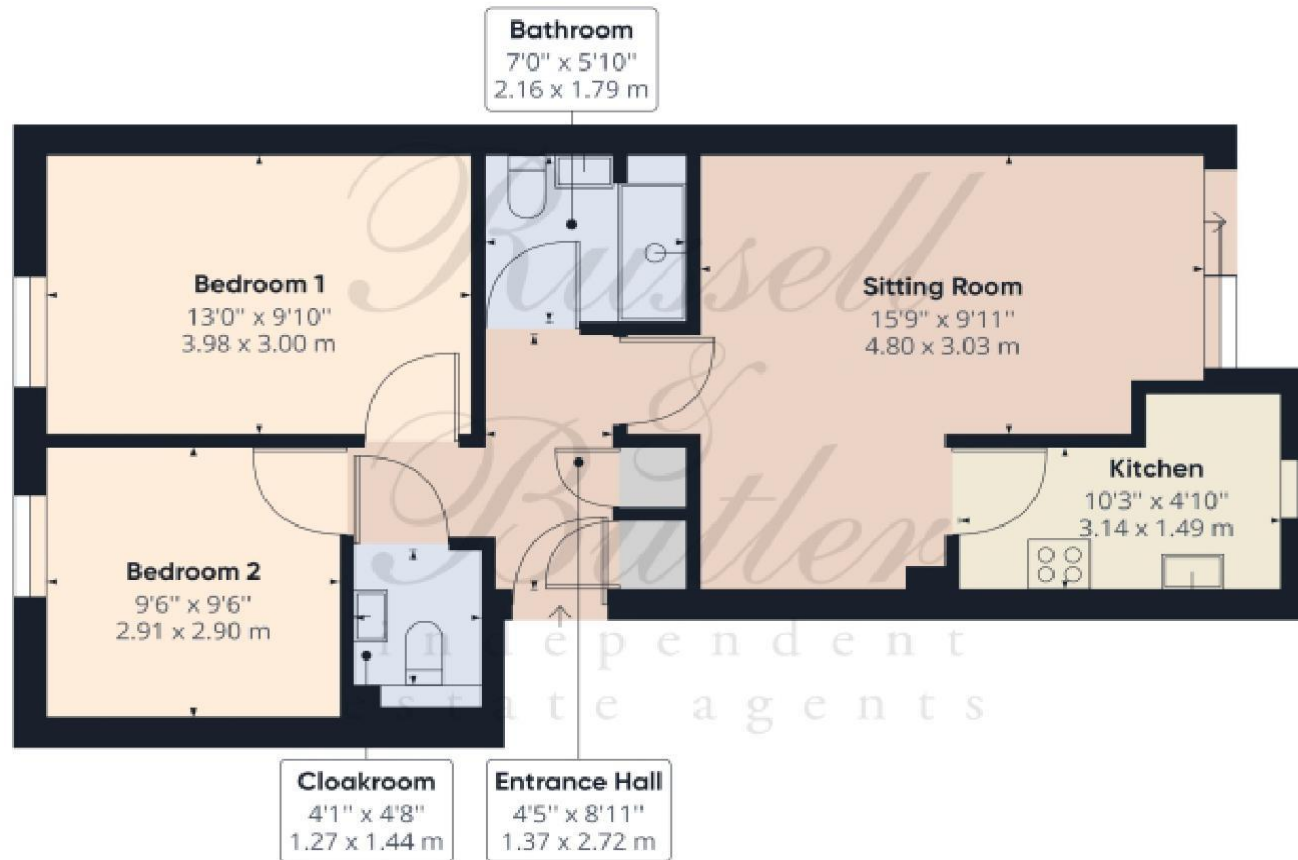
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Approximate total area⁽¹⁾
 617.39 ft²
 57.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIKAFPE 360

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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