

*Russell & Butler*

independent estate agents

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

Asking Price £325,000.00 Leasehold

An immaculate two double bedroom, two bathroom second floor apartment located within easy walking distance to Buckingham Town Center and all its amenities and benefitting further from riverside and town views. This high specification accommodation comprises: communal entrance with entry phone system, entrance lobby, hallway, lounge/diner with French doors leading out onto the balcony with river and town views, kitchen with granite worktops and integrated appliances, bedroom one with built in wardrobes and co-ordinating bedside cabinets, en-suite shower room, further double bedroom also with built in wardrobes and bathroom with white suite. Allocated and visitor parking and shared communal gardens. EPC rating B.



### **Entrance Porch**

Solid wood entry door to entrance hall.

### **Entrance Hall**

Access to boarded loft space, radiator, coving to ceiling, two large built in storage cupboards, entry phone system.

### **Lounge/Diner**

*12' 7" X 25' 7" (3.85m X 7.80m)*

Upvc double glazed window to side aspect, Upvc double glazed French doors to side aspect opening onto an enclosed balcony with river and town views. Coving to ceiling, two double panel radiators.

### **Kitchen**

*11' 9" X 8' 3" (3.60m X 2.53m)*

Fitted to a high specification to comprise inset one and a quarter stainless steel sink unit, mixer tap, cupboard under. Further range of wall and base and drawer units, granite work surfaces over, coving to ceiling, inset downlighters, double panel radiator, inset four ring gas hob with electric oven under and extractor hood over. Built in fridge/freezer, integrated washer/dryer, integrated dishwasher. Cupboard housing "Ideal" gas fired combi-boiler supplying both domestic hot water and radiator central heating. Under counter lighting, ceramic tiled floor, Upvc double glazed window to front aspect.

### **Bedroom One**

*14' 1" X 11' 1" (4.31m X 3.38m)*

Upvc double glazed window to side aspect with river and town views, radiator, coving to ceiling, two built in wardrobes with hanging rails and shelving as fitted, co-ordinating bedside cabinets, door to:

### **En-Suite**

White suite of fully tiled shower cubicle, shower as fitted, glazed screen. Pedestal wash hand basin with mixer taps and storage under. Low level WC, full ceramic tiling to walls, light and shaver point, inset downlighters, chrome towel rail. "Karndean" flooring, extraction fan.

### **Bedroom Two**

*12' 5" X 11' 1" (3.80m X 3.38m)*

Upvc double glazed window to front aspect, radiator, coving to ceiling, built in double width wardrobe with matching bedside cabinets and dressing table.

### **Family Bathroom**

White suite of panelled bath with mixer tap, hand held shower hose. Wash hand basin with mixer taps and storage under. Low level WC with concealed cistern and built in shelving. Chrome ladder towel rail, full ceramic tiling to all walls, "Karndean" flooring, inset downlighting, extraction fan, Upvc double glazed window to side aspect.

### **Outside**

Approached via communal block paved driveway leading to allocated and visitor parking, communal gardens with lawn and paved areas and overlooking the river and being within close proximity to Buckingham Town centre and the amenities.

### **Please Note**

All mains services connected.

EPC Rating: B.

Council Tax Band: C.

Ground rent of £400 per annum

Service charge of £160 per month

Approximately 108 years left on lease

### **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.

### **N.B.**

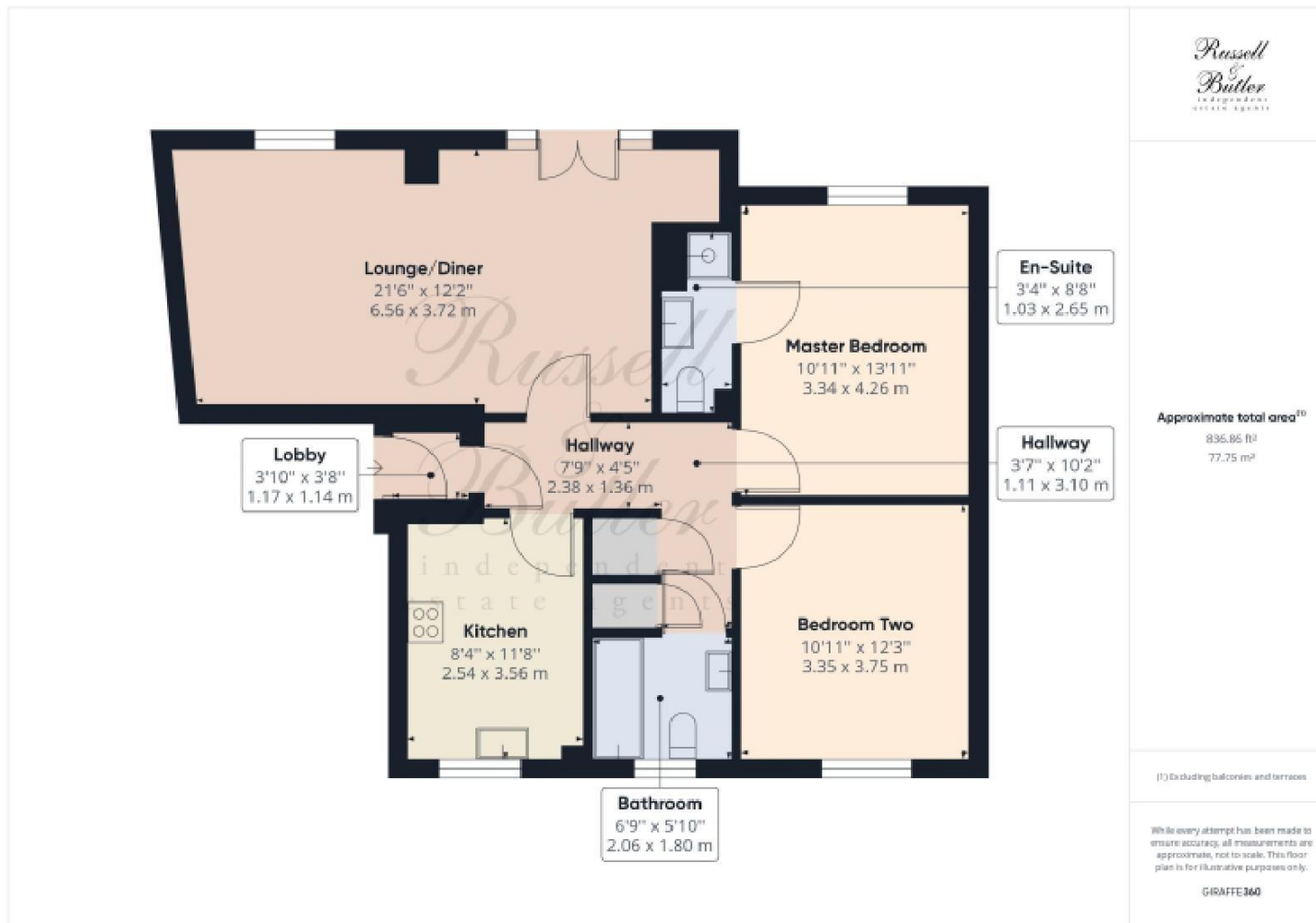
Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.





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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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