

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Russell & Butler
independent estate agents

Lenborough Road, Buckingham, MK18 1DJ

Asking Price £145,000.00 Leasehold

Situated within Buckingham's old town and within walking distance of the university, this one bedroom apartment offered with no upper chain benefits from allocated parking space, a balcony and a communal rear garden. The accommodation comprises: Communal entrance hall, entrance hall, sitting room, kitchen, bedroom, bathroom, parking space and communal rear garden. Energy rating D.



Communal Entrance Door

to Communal Entrance hall. Stairs to first floor, door to :

Entrance Hall

Night storage heater.

Sitting Room

13' 0" X 9' 3" (3.98m X 2.83m)

Night storage heater, double glazed patio doors to balcony over looking the communal rear garden.

Kitchen*8' 9" X 6' 9" (2.67m X 2.06m)*

Inset single drainer stainless steel sink unit with cupboard under. Full range of base and eye level units, rolled edge work surfaces, ceramic tiling to splash areas, electric cooker point, Upvc double glazed window to front aspect. Plumbing for automatic washing machine, breakfast bar.

Bedroom

9' 3" X 7' 0" (2.82m X 2.14m)

Upvc double glazed window to rear aspect, access to loft space.

Bathroom

5' 9" X 5' 6" (1.76m X 1.68m)

Suite of panelled bath with electric shower, pedestal wash hand basin, low flush WC, ceramic tiling to splash areas, Upvc double glazed window to side aspect.

Outside

Communal Rear Garden

Gated side access to communal rear garden laid to lawn. Allocated parking space to front.

Please Note

All mains services connected except gas.

Council Tax B

EPC rating D

Lease details :

99 Years granted 28th of March 1988

Ground rent £50.00 per annum

Maintenance charge £500 per annum. Review date June 2024

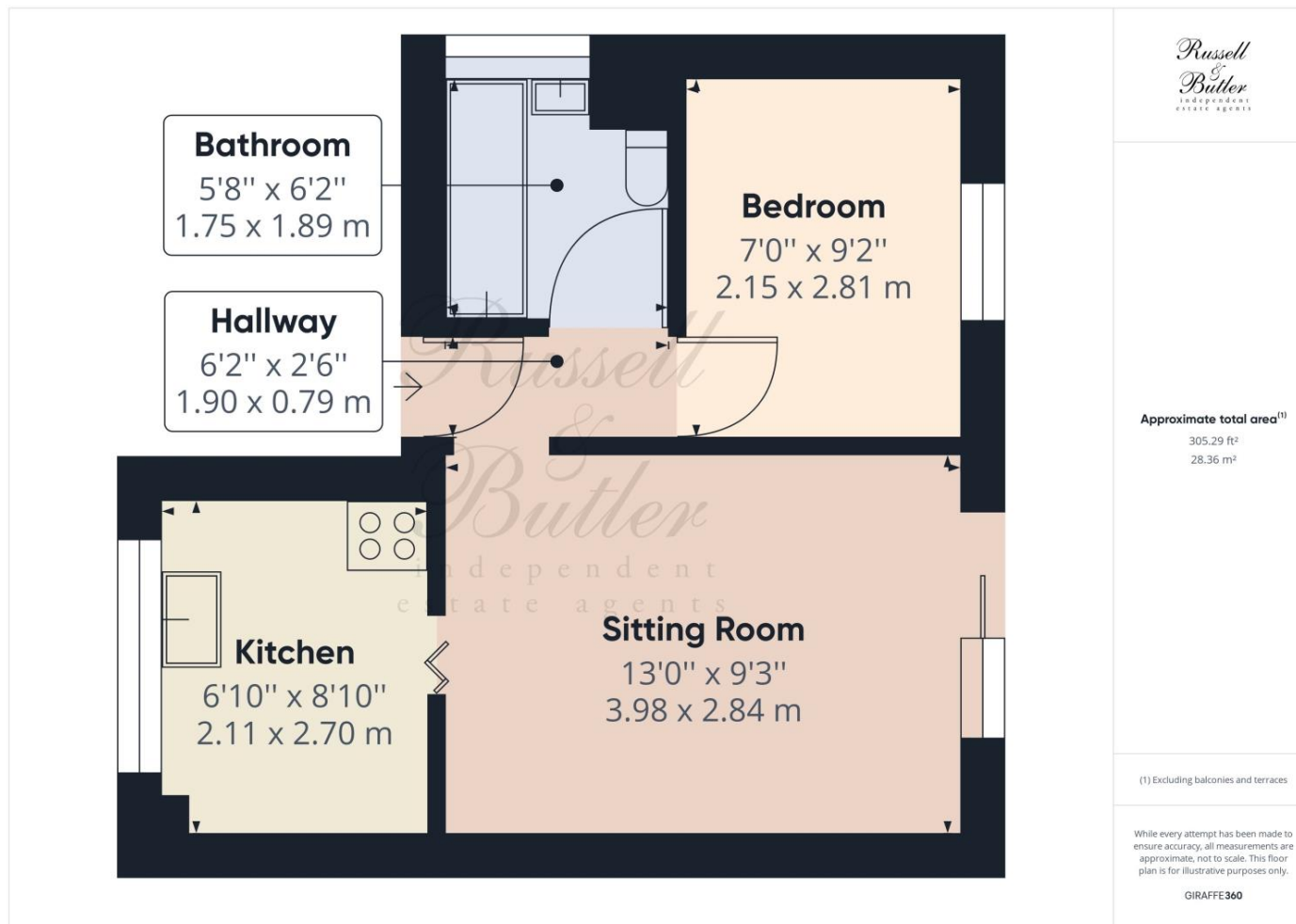
Mortgage Advice

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.



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.

Visit us online: www.russellandbutler.com

