

*Russell & Butler*

independent estate agents

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## Grebe Close, Calvert Green, MK18 2FZ

### Asking Price £190,000.00

A rare opportunity to purchase this one bedroom property situated on the Calvert Green development not far from Buckingham and Bicester. The property benefits from gas to radiator central heating, a downstairs WC, garden and allocated parking. The accommodation fully comprises: Open plan kitchen and lounge, cloakroom, first floor landing, bedroom and bathroom with bath and shower over. To the outside gated access leading to the garden. There is also an allocated parking space. EPC Rating C. Annual maintenance development charge £925.08 from 1st April 2024. \*Please note this property can be purchased at £190,00 or as a shared ownership on a 75% share\*.



## Entrance

Door to:

## Open Plan Living

4.64m Max, 3.58m Min x 4.63m Max

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, space for white goods, built in oven, built in hob, extractor over, cupboard housing boiler, Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, two radiators, stairs rising to first floor.

## Cloakroom

White suite of low level wc, pedestal wash hand basin, Upvc double glazed window to front aspect, radiator.

## First Floor Landing

Access to loft space.

## Bedroom

4.65m x 2.73m

Upvc double glazed window to rear aspect, Upvc double glazed window to front aspect, two radiators.

## Bathroom

White suite of bath with shower over, pedestal wash hand basin, low level wc, tiling to splash areas, radiator, Upvc double glazed window to side aspect.

## Outside

1 Allocated parking space.

## Front Aspect

Outside light, gated access leading to:

## Garden

Fully enclosed, laid to lawn with paved area.

## Please Note

All mains services connected.

EPC Rating: C.

Council Tax Band: B.

Annual maintenance development charge approx £925.08 per annum from 1st April 2024.

Flood Risk: Low Risk.

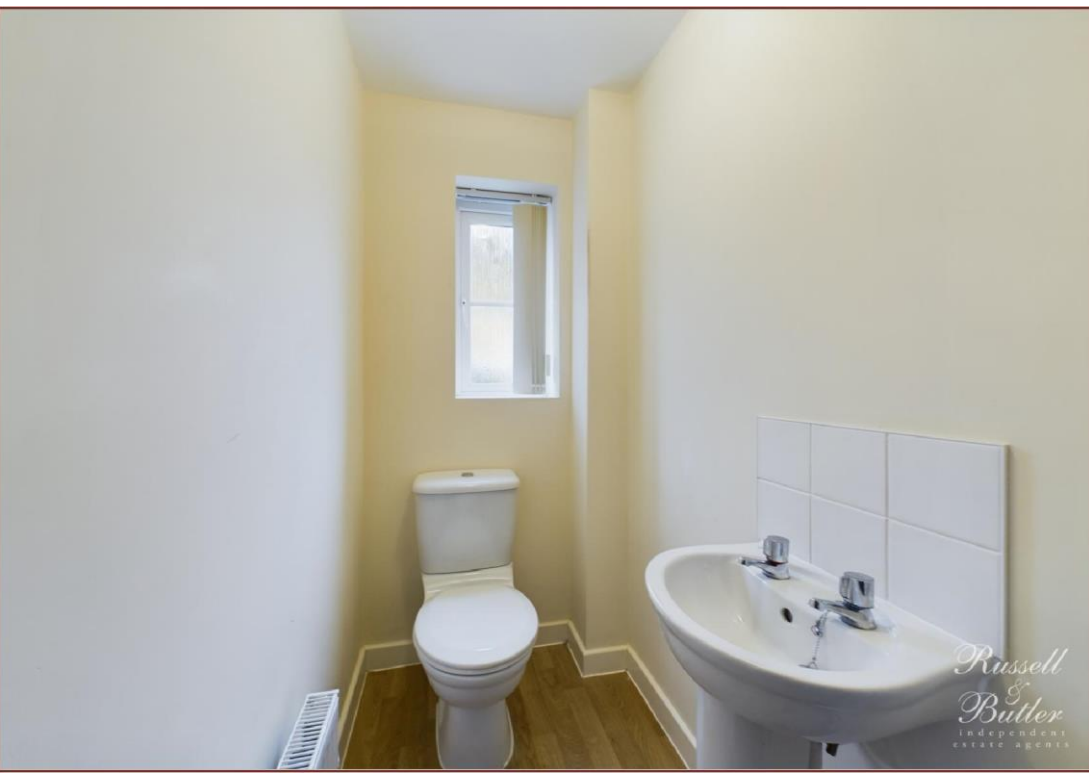
Broadband Availability: Standard and Ultrafast Available.

Mobile Phone Availability: EE and Three Available.

Measurements on floor plan are approximately 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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Approximate total area<sup>(1)</sup>

430.65 ft<sup>2</sup>  
40.01 m<sup>2</sup>



(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.

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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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