

*Russell & Butler*

independent estate agents

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# Mckenzie Close, Buckingham, MK18 1SS

## Asking Price £175,000.00 Leasehold

Offered for sale with no upper chain, an over 55's spacious two bedroom apartment situated within easy walking distance of Buckingham town centre. The accommodation fully comprises: Entrance hallway with steps leading down to the inner hallway (There are only six steps to the ground floor), Sitting room with sliding doors leading to a patio seating area, kitchen/diner, two bedrooms and a bathroom. No onward chain. Leasehold. Lease 125 Years from 1st May 2016. Ground Rent & Service charge Approx. £111.50 per month. Energy rating C.



## **Entrance**

Door to:

## **Entrance Hall**

Steps leading down to the hall, electric heater, built in storage cupboard with hot water tank and linen shelving as fitted.

## **Sitting Room**

3.57m x 3.35m

Electric heater, sliding doors to rear garden.

## **Kitchen/Breakfast Room**

3.87m Max x 2.96m Max

Irregular shaped room.

A range of base and eyelevel units, stainless steel sink unit with mixer tap, work tops over, tiling to splash areas, space for white goods, electric heater, Upvc double glazed window to rear aspect.

## **Bedroom One**

3.24m Max, 2.61m to front of wardrobe x 2.96m Max

Upvc double glazed window to rear aspect, built in wardrobes.

## **Bedroom Two**

2.82m x 1.93m

Upvc double glazed window to front aspect, electric heater.

## **Bathroom**

Coloured suite of low level wc, wash hand basin, bath with shower over, tiling to splash areas, heated towel rail.

## **Outside**

### **Open Courtyard Patio Area**

Patio area to the rear.

## **Please Note**

All mains services connected with the exception of gas.

EPC Rating: C.

Council Tax Band: B.

Leasehold. 125 years from May 2016.

Service Charge and Ground Rent approx £111.50 per month.

Flood Risk: Low Risk.

Broadband Availability: Standard, Superfast and Ultrafast Available.

Mobile Phone Availability: EE, O2, Vodaphone 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 would 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 the office for more details.

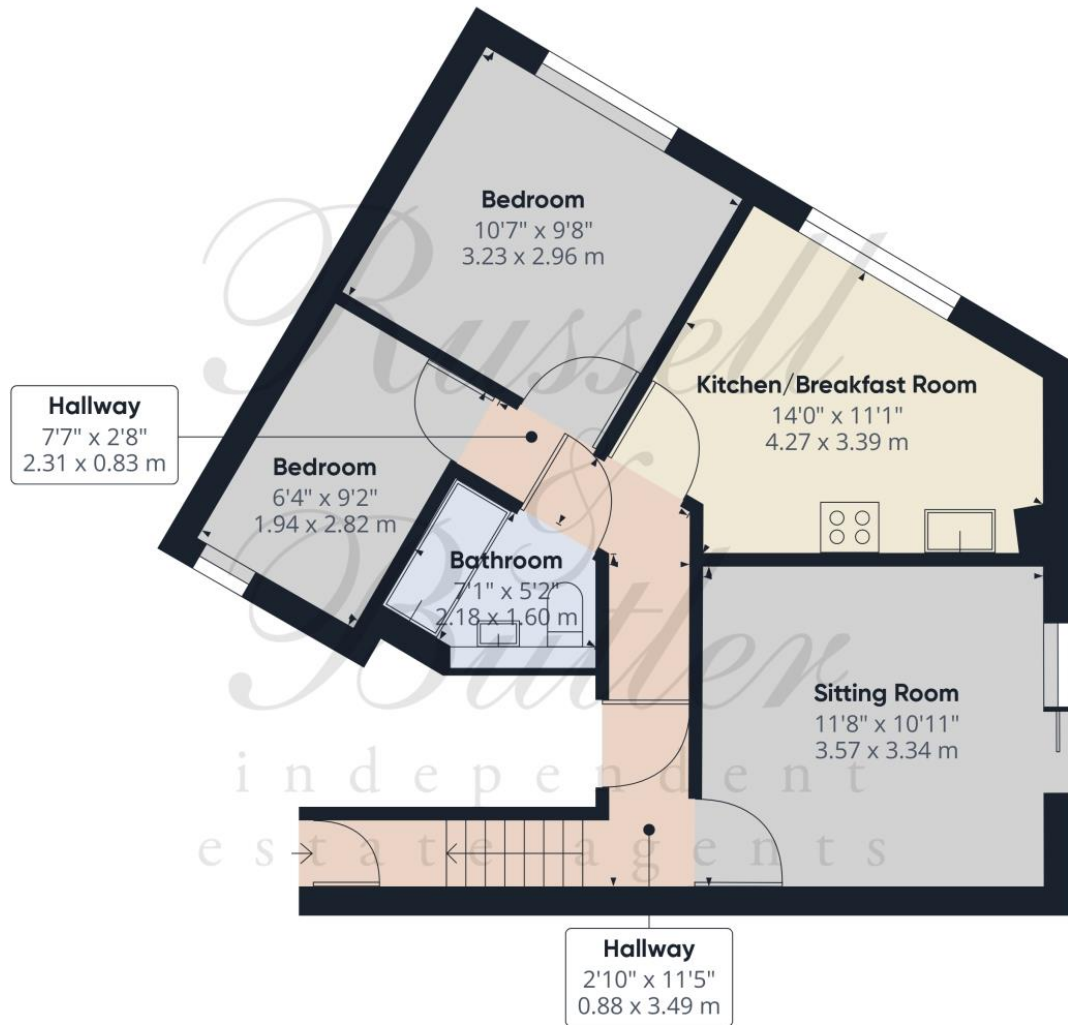






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Approximate total area<sup>m</sup>

531.9 ft<sup>2</sup>  
49.42 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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