

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Moat House Flats Elm Street, Buckingham, MK18 1EU
Asking Price £225,000.00 Leasehold

A spacious two double bedroom top floor apartment situated just off Buckingham's town centre and also within walking distance of the university. The property has the benefits of a re-fitted kitchen, a re-fitted bathroom, UPVC double glazing and garage located in a block to the rear. The accommodation comprises: Communal entrance hall, Entrance hall, sitting/dining room, kitchen, two double bedrooms, bathroom and garage. NO UPPER CHAIN. Lease hold however owners share freehold. Energy rating D.



Entrance

Double glazed entrance door to:

Communal Entrance

Stairs to all levels. UPVC double glazed entrance door to:

Entrance Hall

Two good sized storage cupboards. UPVC double glazed window to rear aspect.

Lounge/Diner

16' 3" X 11' 6" (4.97m X 3.52m)

Two electric radiators. UPVC double glazed window to front aspect.

Kitchen

10' 5" X 7' 8" (3.20m X 2.36m)

Re-fitted to comprise inset single drainer stainless steel sink unit with monobloc mixer tap and a cupboard under. Further range of base and eye level units with rolled edged work surfaces and ceramic tiled splash areas. Airing cupboard housing hot water tank and immersion heater. Linen shelf as fitted. Plumbing for automatic washing machine. Electric cooker point. UPVC double glazed window to rear aspect.

Bedroom One

10' 5" X 9' 5" (3.18m X 2.89m)

plus door recess.

Electric radiator. Built in wardrobes. Access to loft space. Access to loft space.

Bedroom Two

11' 5" X 8' 4" (3.50m X 2.56m)

UPVC double glazed window to front aspect.

Bathroom

8' 6" X 4' 10" (2.60m X 1.48m)

Re-fitted to comprise: Panel bath with shower over and glazed screen. Wash hand basin with cupboard under. Low level W.C. Ceramic wall tiling. Ladder towel rail. Electric heater. Extractor fan. UPVC double glazed window to rear aspect.

Outside

Garage in a block to the rear with up and over door.

Please Note

Lease 999 years from 1st September 2006.

Owners share freehold. Meeting held once a year to discuss ongoing maintenance and agree management charge.

Management charge £105.00 per month including buildings insurance.

Council tax band B.

Energy rating D.

Source for below communications information via Ofcom website.

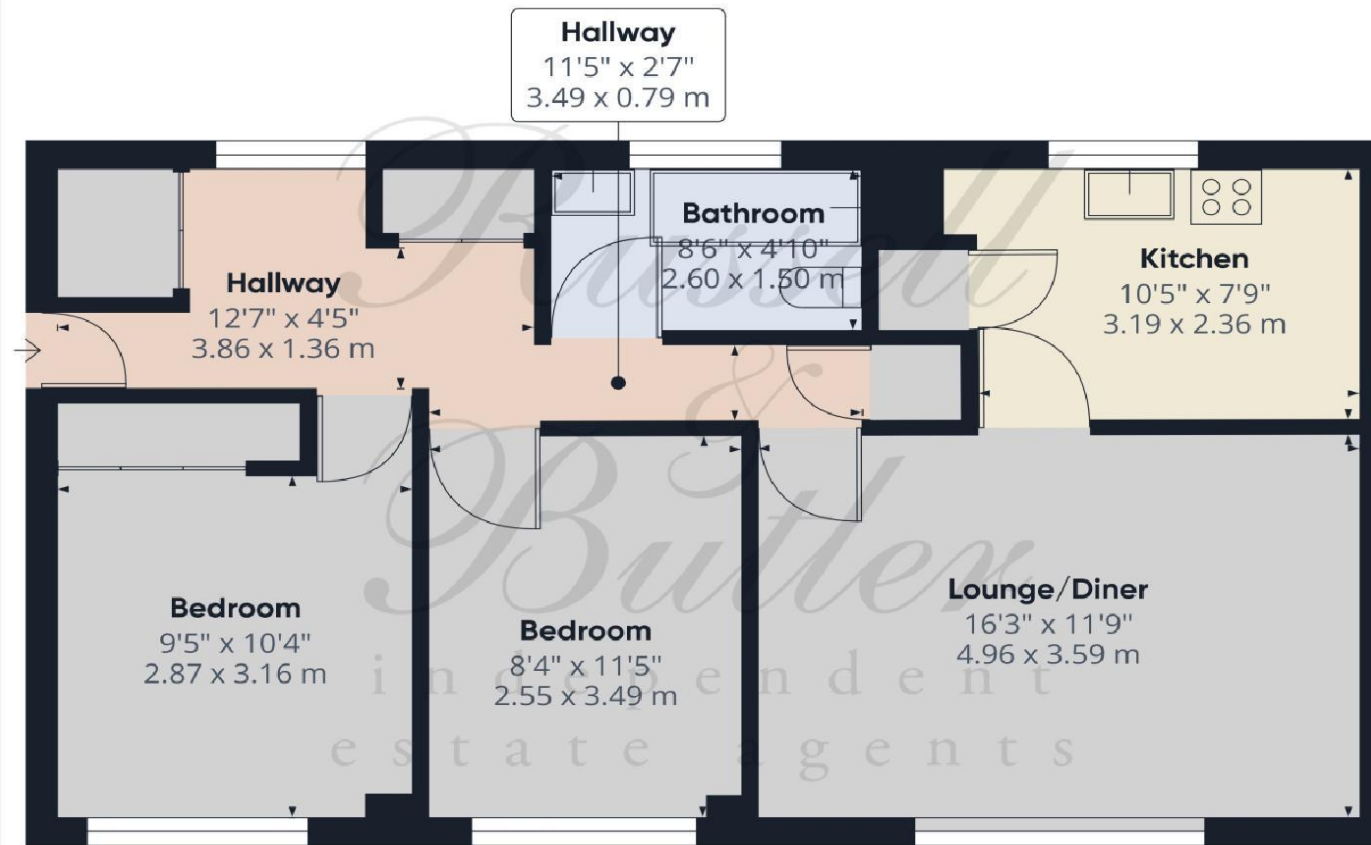
Standard, superfast and ultrafast broadband available.

Mobile coverage indoor & outdoor voice and enhanced data likely.

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 Clare on 01280 815999 or 07772 159555.





Approximate total area⁽¹⁾
660.04 ft²
61.32 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.

GIRAFFE 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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