

*Russell & Butler*  
independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL  
OPEN 7 DAYS A WEEK  
t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Moat House Flats, Elm Street, Buckingham, MK18 1EU

## Asking Price £165,000.00

Situated within easy walking distance of Buckingham's Town Centre and University, this one bedroom apartment has the advantage of UPVC double glazing, a study area and a garage in a block to the rear. The accommodation comprises: Communal entrance hall, entrance lobby, study area, open plan sitting/dining room/kitchen, Inner hallway, bedroom, bathroom, and garage in block. NO UPPER CHAIN. Energy rating C.



**Communal Entrance**

Upvc door, stairs rising to flat.

**Entrance**

Door to:

**Entrance Hall**

Upvc double glazed window to front aspect, steps rising to hallway/landing.

**Study**

On the hallway/landing there is study space with electric heater, Upvc double glazed window to rear aspect, open to sitting room.

**Kitchen**

*17' 3" X 13' 11" (5.26m X 4.25m)*

Inset single drainer stainless steel sink with mono bloc mixer tap, cupboard under, base, drawer and eyelevel units, ceramic tiling to splash areas, wooden work top with breakfast bar, single electric oven, four zone electric hob, extractor hood over, space for washing machine, Upvc double glazed window to side aspect, night storage heater.

**Inner Hall**

Electric storage heater, two storage cupboards, one housing hot water tank that has hanging rail, Upvc double glazed window to rear aspect.

**Bedroom One**

*12' 2" X 8' 10" (3.72m X 2.71m)*

Storage heater, radiator, two double fitted wardrobes, Upvc double glazed window to front aspect, two double fitted wardrobes with hanging rail and shelving.

**Family Bathroom**

*9' 1" X 4' 8" (2.77m X 1.44m)*

White suite of panel bath with electric shower over, wash hand basin with cupboard under, w.c., night storage heater, Upvc double glazed window to rear aspect.

**Please Note**

All mains services connected.

EPC Rating: TBC

Council Tax Band: A

Standard, Superfast & Ultrafast broadband available.

EE, Vodaphone, Three and 02 Voice and Data likely Outdoors

Limited Voice and Data Indoors

Very low risk of flooding from rivers and the sea

Lease details

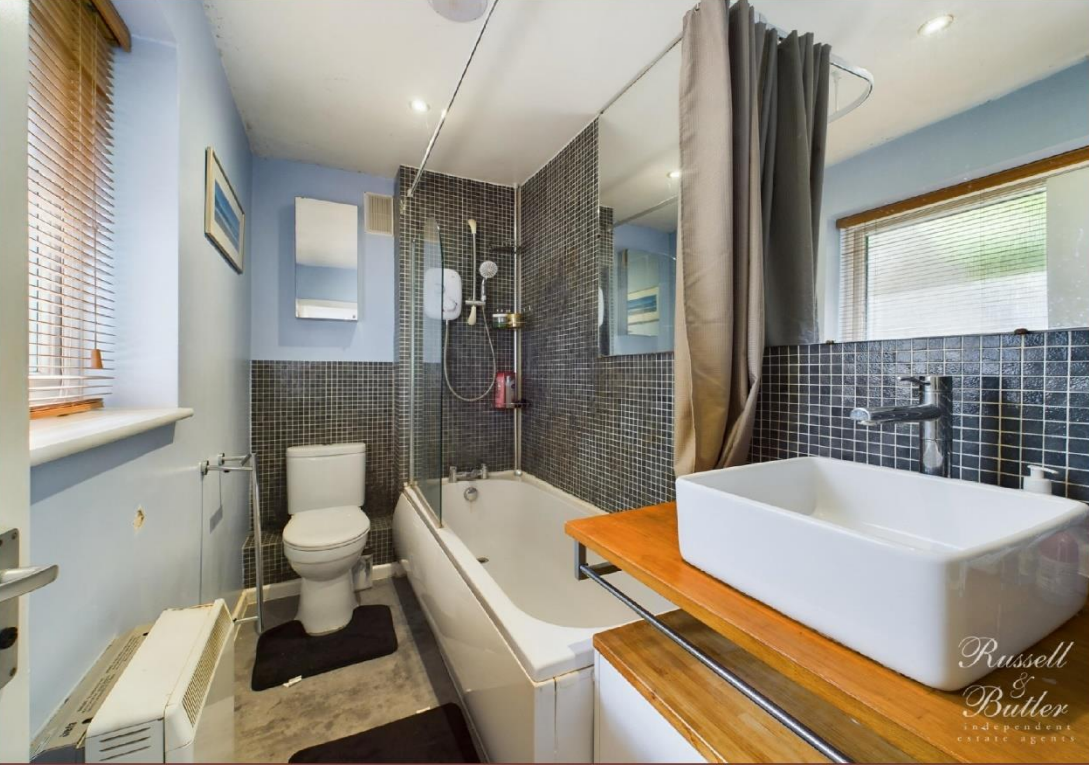
999 years from 1st September 2006 - 981 years remaining,

Management charge per month are £105 for Rental or £100 for Owner Occupier

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 Clare on 01280 815999 or 07772 159555.





*Russell  
&  
Butler*  
independent  
estate agents



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](http://www.russellandbutler.com)**



expertagent

PrimeLocation.com

