

# Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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## Flat 3,6 The Chewar, Buckingham, MK18 1NG

Asking Price £145,000.00 Leasehold

A Grade II listed one bedroom apartment well situated in Buckingham town centre offered for sale with a tenant in situ paying £695 PCM. The property would make an ideal buy to let investment. The accommodation comprises: Communal entrance, entrance hall, open plan lounge/kitchen/diner, bedroom and a bathroom. Please Note: Tenant in Situ at £695 PCM, Investor buyers only. Length of lease approx. 134 years remaining. Ground rent approx. £150.00 per annum and service charge approx £890.00 per annum.



**Entrance**

Door to;

**Entrance Hall**

Providing access to accommodation.

**Open Plan Living/Kitchen/Diner**

17' 3" X 11' 11" (5.26m X 3.65m)

A range of modern fitted kitchen units with one and a quarter inset stainless steel single drainer sink unit with mono bloc mixer taps and cupboard under, a further range of base, drawer and eye level units with rolled edged work surfaces providing work and storage space, built in electric oven and electric hob with filter hood over, integrated under counter fridge, space and plumbing for automatic washing machine, ceramic tiling to splash areas, sash window to front aspect, electric heater.

**Bedroom**

15' 8" X 8' 5" (4.78m X 2.59m)

Please Note 4.77m x 2.58m MAX.

Sash window to rear aspect, electric heater, airing cupboard housing hot water tank with electric immersion heater, over head storage cupboard.

**Bathroom**

A white bathroom suite of panel bath with shower attachment, glazed splash screen, pedestal wash hand basin, low level W/C, extractor fan, wall mounted electric heater, ceramic tiling to water sensitive areas.

**Please Note**

All mains services connected.

EPC Rating: D

Council Tax Band: A

**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. Alternatively, you can email [clare.Jarvis@mab.org.uk](mailto:clare.Jarvis@mab.org.uk).

**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.



GROUND FLOOR 37.01 sq. m.  
( 398.42 sq. ft. )



All measurements are within 3 inches. For working condition of any appliances. This is not part of an offer or contract. Intending purchasers should check otherwise as to their accuracy. No person should rely on this information.

TOTAL FLOOR AREA : 37.01 sq. m. ( 398.42 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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It is the purchaser's interest to check the details and we do not constitute any liability for ourselves by inspection or otherwise of the property.

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