

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Treble Close, Buckingham, MK18 1WW

Asking Price £234,995.00 Leasehold

A two bedroom apartment situated on the ground floor of the popular Clarence Park development that has no onward chain. The property is a short walking distance to the Town Centre & The University. The accommodation briefly comprises; Open plan lounge/kitchen/dining room, A fitted Kitchen which includes double electric oven and four ring gas hob, integrated washer/dryer, and free-standing fridge/freezer. To the inner hallway there are 2 separate cupboards with hanging rails, fully tiled bathroom with shower over bath, two double bedrooms and off-road parking to the front. The property would be suitable for First Time Buyers or the Landlord investor as it has had a proven track record of rental. Lease remaining approx. 116 years. Ground rent and service charge approx. £85 pcm. EPC rating C



Entrance

Pathway to property entrance, Door to:

Lounge/Dining Room

17' 3" X 11' 6" (5.28m X 3.51m)

A double aspect room, Upvc double glazed window to front aspect, open to kitchen, access to inner hallway.

Kitchen

9' 2" X 7' 2" (2.80m X 2.20m)

Fitted to comprise single drainer stainless steel sink unit with cupboard under, further range of base and eye level units, integrated double electric oven, four ring gas hob, extractor fan, washer/dryer, and fridge/freezer.

Bedroom One

14' 9" X 14' 4" (4.51m X 4.39m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two

12' 3" X 7' 2" (3.75m X 2.20m)

Upvc double glazed window to front aspect, radiator.

Bathroom

White suite of panel bath with shower over, low level W.C., pedestal wash hand basin, radiator.

Outside

Off-road parking space

Please Note

All main services are connected.

Council tax band B EPC Rating B

Standard/Superfast and Ultrafast broadband available.

Mobile phone coverage:

Outside EE, O2, Vodafone and Three Likely

Indoor EE, O2, Vodafone and Three Limited

Flood risk: Rivers and the sea: Very low risk

Surface water: Medium risk of flooding

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

All main services connected. EPC Rating: B Council Tax Band: B

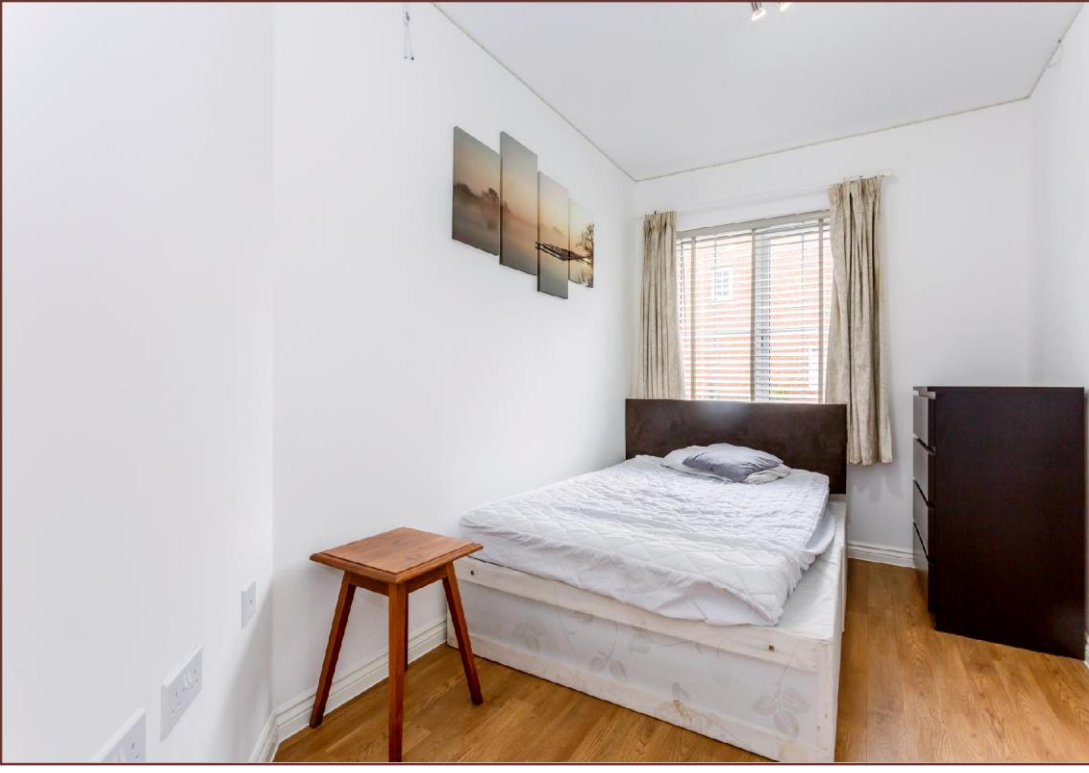
Lease: 116 Years remaining.

Management charge approx. £84.50 per month.

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





FOR SALE
01280 815999

TREBLE CLOSE



TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given
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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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