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&  
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estate agents

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

Asking Price £199,995.00

A two bedroom ground floor apartment ideally located within easy walking distance of Buckingham's town centre and University. The property has the advantages of mains gas to radiator central heating and UPVC double glazing and is offered with no onward chain. The accommodation comprises: Communal entrance hall, entrance hall, sitting/dining room, kitchen, two double bedrooms and bathroom. Energy rating C. 999 year lease from 1st September 2006. Share of Freehold.



### **Entrance**

Upvc double glazed entrance door to communal entrance.

### **Communal Entrance**

Entrance door to:

### **Entrance Hall**

Radiator, built in storage cupboard, further double width built in storage cupboard, airing cupboard with radiator and linen shelving as fitted.

### **Sitting/Dining Room**

*15' 11" X 12' 5" (4.86m X 3.79m)*

Double radiator, Upvc double glazed picture window to side aspect.

### **Kitchen**

*10' 4" X 7' 0" (3.17m X 2.14m)*

Fitted to comprise inset single drainer stainless steel sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge worksurfaces, ceramic tiling to splash areas, four ring gas hob, electric oven under, plumbing for automatic washing machine and dishwasher, "Worcester" gas fired combi boiler supplying central heating and domestic hot water, Upvc double glazed window to front aspect.

### **Bedroom One**

*11' 4" X 9' 0" (3.47m + Door recess x 2.75m)*

Radiator, built in double wardrobe, Upvc double glazed window to side aspect.

### **Bedroom Two**

*11' 6" X 8' 5" (3.52m + Door recess x 2.57m)*

Radiator, built in double wardrobe, Upvc double glazed window to side aspect.

### **Shower Room**

*6' 0" X 5' 6" (1.85m X 1.70m)*

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full ceramic tiling to two walls, ladder towel radiator, ceramic tiled floor, extractor fan, de-misting mirror.

### **Please Note**

All main services are connected.

Council tax band B

EPC rating C

Standard, Superfast and Ultrafast broadband available.

Lease 999 years from 1st September 2006.

Owners share the freehold.

Management charge £105.00 per month including buildings insurance.

Mobile phone coverage;

Indoor

O2 likely Three, EE and Vodafone limited.

Outside

EE, O2, Vodafone and Three Likely

Flood risk:

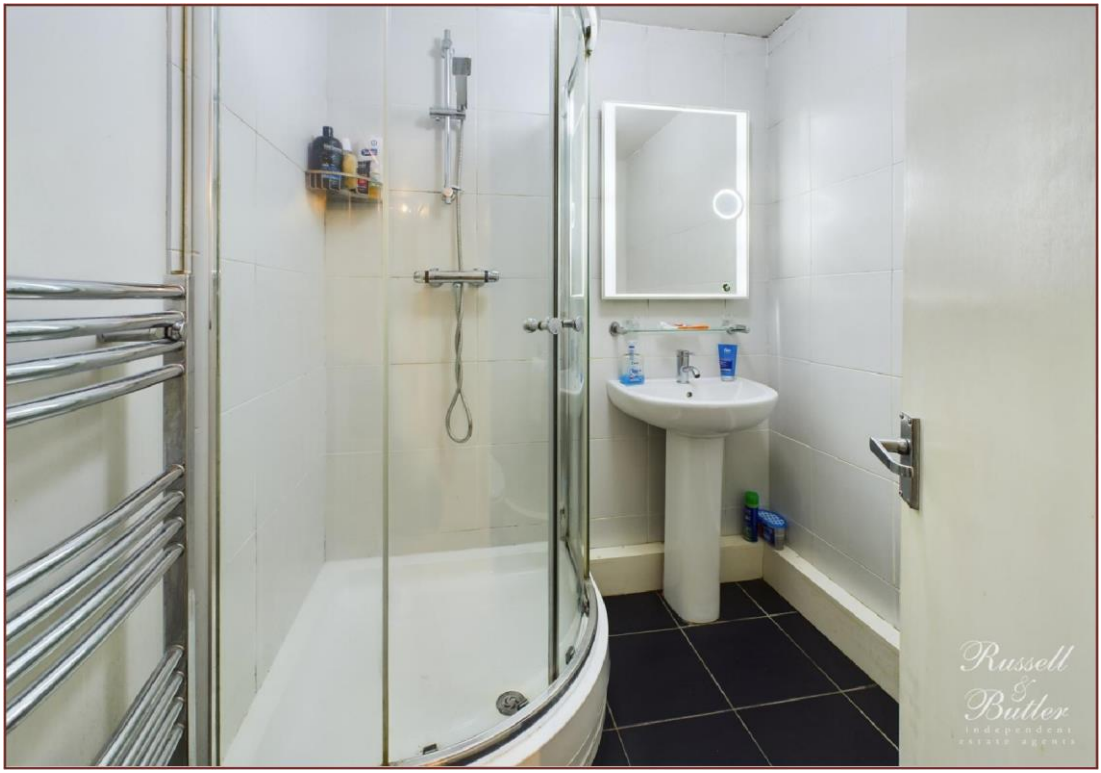
Rivers and the sea: Low risk

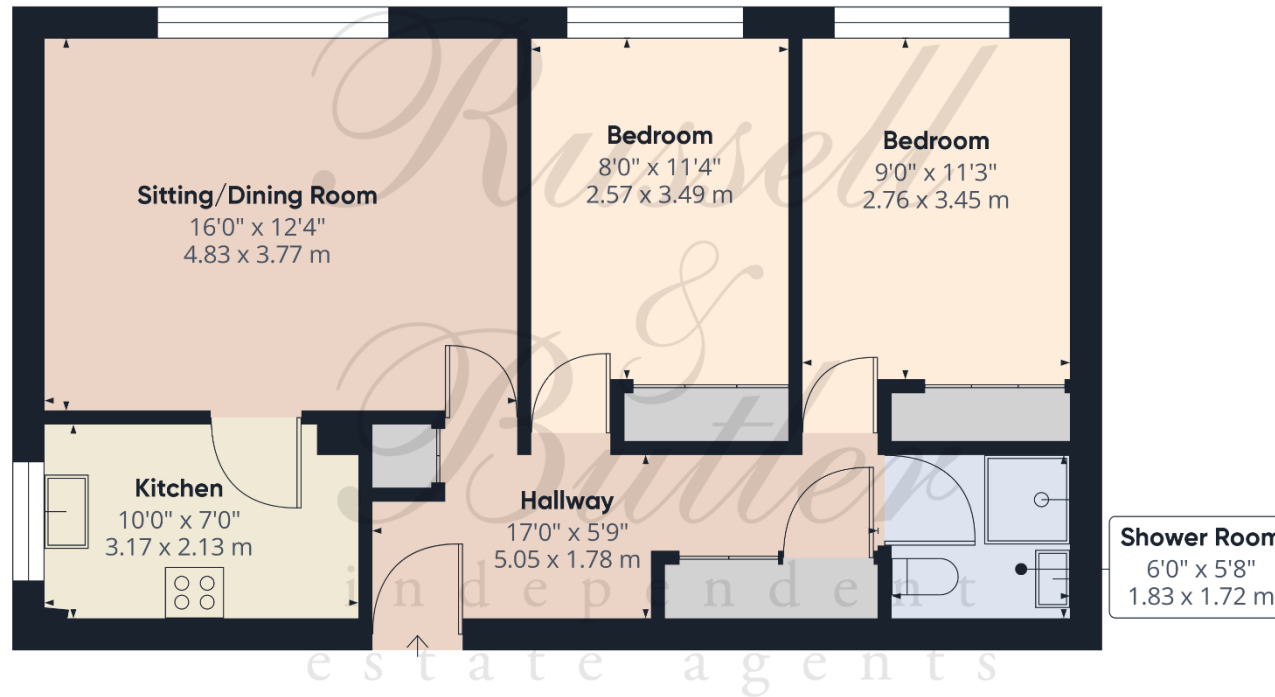
Surface water: Very low risk

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.

### **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 us for further information.





Approximate total area<sup>(1)</sup>  
637.65 ft<sup>2</sup>  
59.24 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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