

*Russell & Butler*

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# Paynes Court, High Street, Buckingham, MK18 1NQ

## Asking Price £200,000 Leasehold

Available with NO UPPER CHAIN a two bedroom, two bathroom first floor apartment, FAVOURABLY POSITIONED AT THE FRONT OF THE POPULAR DEVELOPMENT AT PAYNES COURT, exclusively for the overs 55`s and being within very close proximity to Buckingham High Street, bus stops and all the local amenities. The accommodation in brief: Communal Entrance Hall, Hallway with storage cupboard, lounge/diner with sliding doors leading out onto the balcony with views over Buckingham, kitchen, two double bedrooms both benefitting from built in wardrobes, bathroom with white suite and separate shower room. Payne's Court also benefits from unallocated resident and visitor parking. EPC rating awaited. Council tax band C. Lease details 125 years granted in 1995.



### **Entrance**

Communal Entrance door to hallway.

### **Entrance Hall**

Providing access to accommodation. Entry phone system, large storage cupboard, electric storage heater, airing cupboard housing hot water tank.

### **Lounge/Diner**

*15' 3" X 12' 0" (4.67m X 3.67m)*

Two wall light points, double glazed window to side aspect, double glazed doors to patio with lovely town views, electric storage heater.

### **Kitchen**

*10' 4" X 6' 11" (3.15m X 2.13m)*

Fitted to comprise inset one and a quarter ceramic sink unit with mixer taps, cupboard under, further range of wall/drawer and base units, work tops over, ceramic tiling to splash areas, space and plumbing for washing machine, integrated fridge, space for under counter freezer, four ring induction hob, built in oven and grill, filter hood over, double glazed window to front aspect.

### **Bedroom One**

*11' 5" X 9' 5" (3.50m X 2.88m)*

Window to rear garden, coving to ceiling, built in wardrobes.

### **Bedroom Two**

*9' 9" X 9' 7" (2.98m X 2.94m)*

Window to rear garden, electric storage heater, built in wardrobes.

### **Shower Room**

Separate shower cubicle with shower as fitted, low level wc, extractor fan, wash hand basin housed in vanity unit, full height ceiling tiling to walls, double glazed window to side aspect.

### **Bathroom**

White suite of panel bath, low level wc with concealed cistern, wash hand basin housed in vanity unit, full height ceramic tiling to walls, electric heater towel rail, double glazed window to side aspect.

### **Please Note**

All mains services connected with the exception of gas.

EPC Rating: TBC.

Council Tax Band: C.

### **Lease Details**

125 Years remaining from 1995

Service charge £3,179.20 per annum (2024/2025)

### **Parking.**

Unallocated resident and visitor spaces.

Flood Risk: Rivers: Very Low Risk of Flooding.

Surface Water: Very Low Risk of Flooding.

Broadband: Standard, Superfast and Ultrafast available.

Mobile: EE, Three, O2 and Vodafone Voice and Data Likely outdoors.

EE, Three, O2 and Vodafone Voice and Data Likely indoors.

Measurements on floor plan are approximate 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 us for further information.



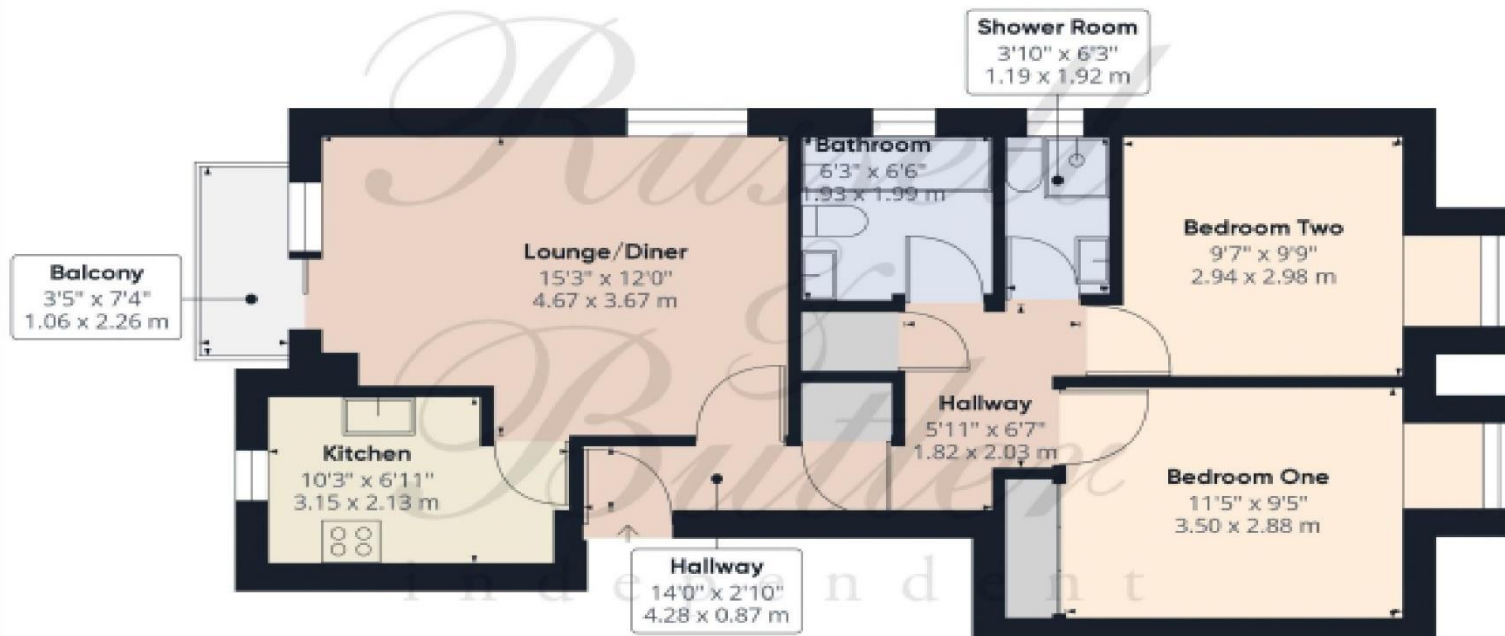






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**Approximate total area<sup>(1)</sup>**  
 555.2 ft<sup>2</sup>  
 51.58 m<sup>2</sup>

**Balconies and terraces**  
 25.83 ft<sup>2</sup>  
 2.4 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.

Calculations are based on RICS IPMS 3C standard.

GRAFFES360

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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