

Russell & Butler

independent estate agents

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*Russell
& Butler*
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estate agents

Paynes Court, High Street, Buckingham, MK18 1NQ

Asking Price £169,995.00 Leasehold

Offered for sale with no onward chain a two double bedroom, first floor apartment on a popular development for the over 55's, within easy walking distance to Buckingham town center, the bus stops and all the amenities of the town. The accommodation comprises; communal entrance hall, hallway with built in storage, 'L' shaped lounge/diner with sliding doors leading out onto a balcony over looking the pretty communal gardens, kitchen with integrated appliances, two double bedrooms, one benefitting from built in wardrobes, shower room and a separate cloakroom. The development has well tended open plan communal gardens, resident and visitor parking available. No Onward chain. EPC rating C.



Communal Entrance

Door to communal hallway.

Entrance Hall

Eaves storage heater, telephone entry system, airing cupboard housing hot water tank, large storage cupboard, access to loft space.

Cloakroom

Suite of low level wc, pedestal wash hand basin, ceramic tiling to splash areas, Dimplex combi heater, extractor fan.

Lounge/Diner

4.86m Max, 2.45m Min x 4.65m Max, 3.01m Min

L shaped room.

Double glazed sliding doors leading to the balcony over looking the communal gardens, three wall light points, coving to ceiling, electric storage heater.

Kitchen

3.26m x 1.51m

Fitted to comprise inset one and a quarter single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, integrated fridge and freezer, four ring electric hob, integrated washing machine, built in electric oven, under counter lighting, ceramic tiling to splash areas, window to front aspect.

Bedroom One

3.67m x 3.00m

Double glazed window to rear aspect, electric storage heater, built in double wardrobes, coving to ceiling.

Bedroom Two

2.90m x 2.86m

Double glazed window to rear aspect, electric storage heater.

Shower Room

2.16m x 1.82m

Walk in double width shower cubicle with shower as fitted, pedestal wash hand basin with storage cupboard under, low level wc, full and half height ceramic tiling to walls, extractor fan, Dimple wall heater.

Please Note

All mains services connected with the exception of gas.

EPC Rating: C

Council Tax Band: C

Mortgage Advice

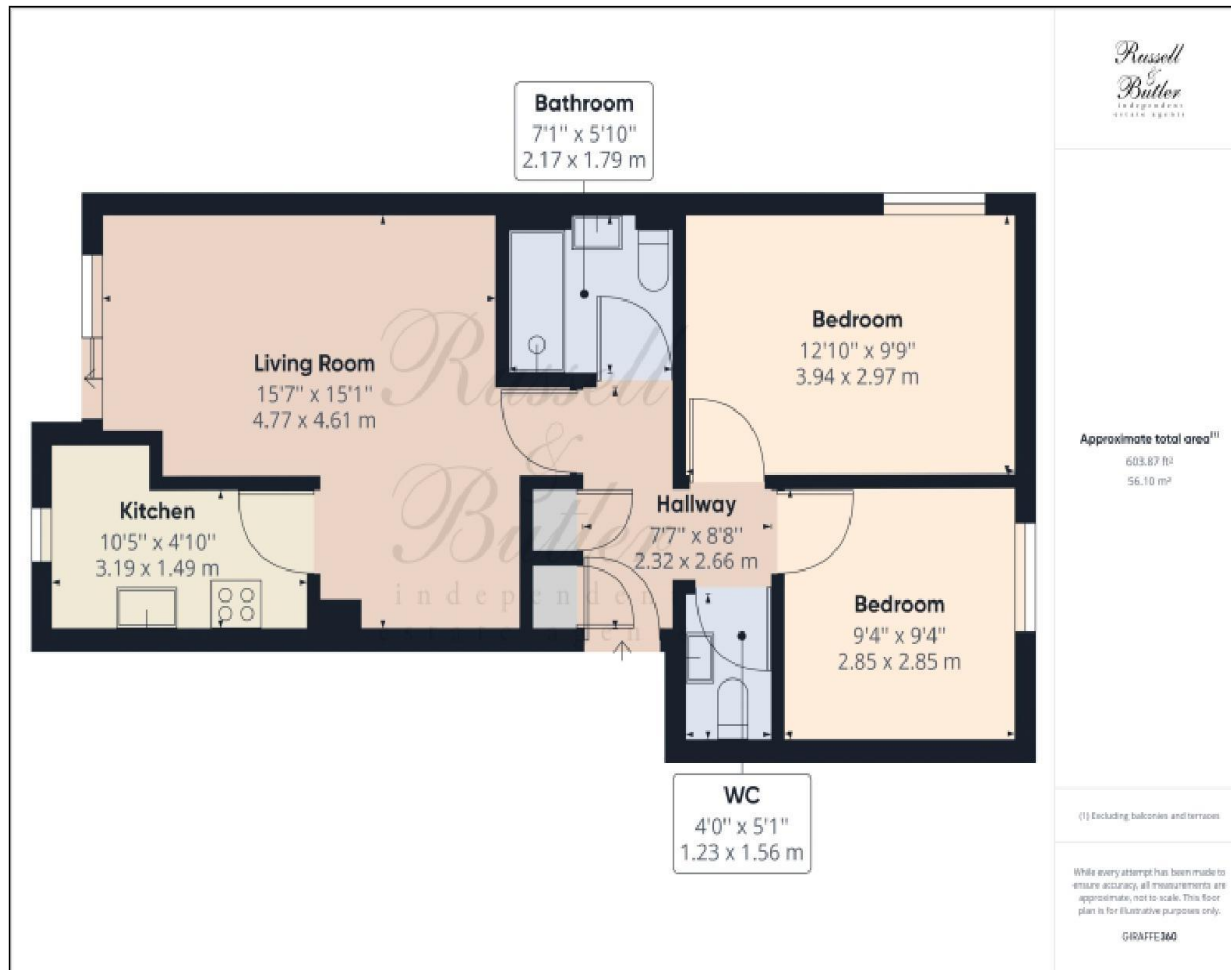
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

N.B.

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







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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