

*Russell & Butler*  
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# Summerhouse Hill, Buckingham, MK18 1XW

## Asking Price £195,000 Leasehold

Offered for sale with no upper chain, a spacious first floor one bedroom apartment with parking and gas to radiator central heating located in Buckingham town centre. The accommodation fully comprises: Entrance Hall with built in storage, open plan living, double bedroom with built in wardrobes and bathroom. Gas to radiator central heating. One allocated parking space. NO UPPER CHAIN. Leasehold. Length of lease 125 years from 2016. Service charge approx. £1885 per annum and ground rent approx. £150 per annum. EPC Rating: B. Council Tax Band: B



**Entrance**

Via communal entrance.

**Entrance Hall**

Built in storage, radiator.

**Open Plan Living**

19' 4" X 14' 11" (5.9m Max, 4.53m Min x 4.56m Max, 4.02m Min)

Kitchen Area: A range of base and eyelevel units, stainless steel sink unit with mixer tap, soap dispenser and water softner tap, cupboard under, work tops over, built in oven and hob, splash back to hob area, extractor hood over, built in fridge freezer, built in dishwasher, built in washing machine, downlighters, radiator, Upvc double glazed window to front aspect.

Lounge/Dining Area: Upvc double glazed window to front aspect, radiator.

**Bedroom One**

3.21m Max + Door recess, 3.15m Min x 3.15m Max, 2.78m Min

Please note some restricted head room.

Built in wardrobe, radiator, Upvc double glazed window to rear aspect.

**Bathroom**

White suite of bath with shower over and additional attachment, wash hand basin with mixer tap, low level wc, mirror, heated towel rail.

**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.

**Please Note**

EPC Rating: B

Council Tax Band: B

Leasehold.

Length of lease: 125 years from 2016.

Service Charge: £1885 Per annum.

Ground rent approx. £150 per annum.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE:

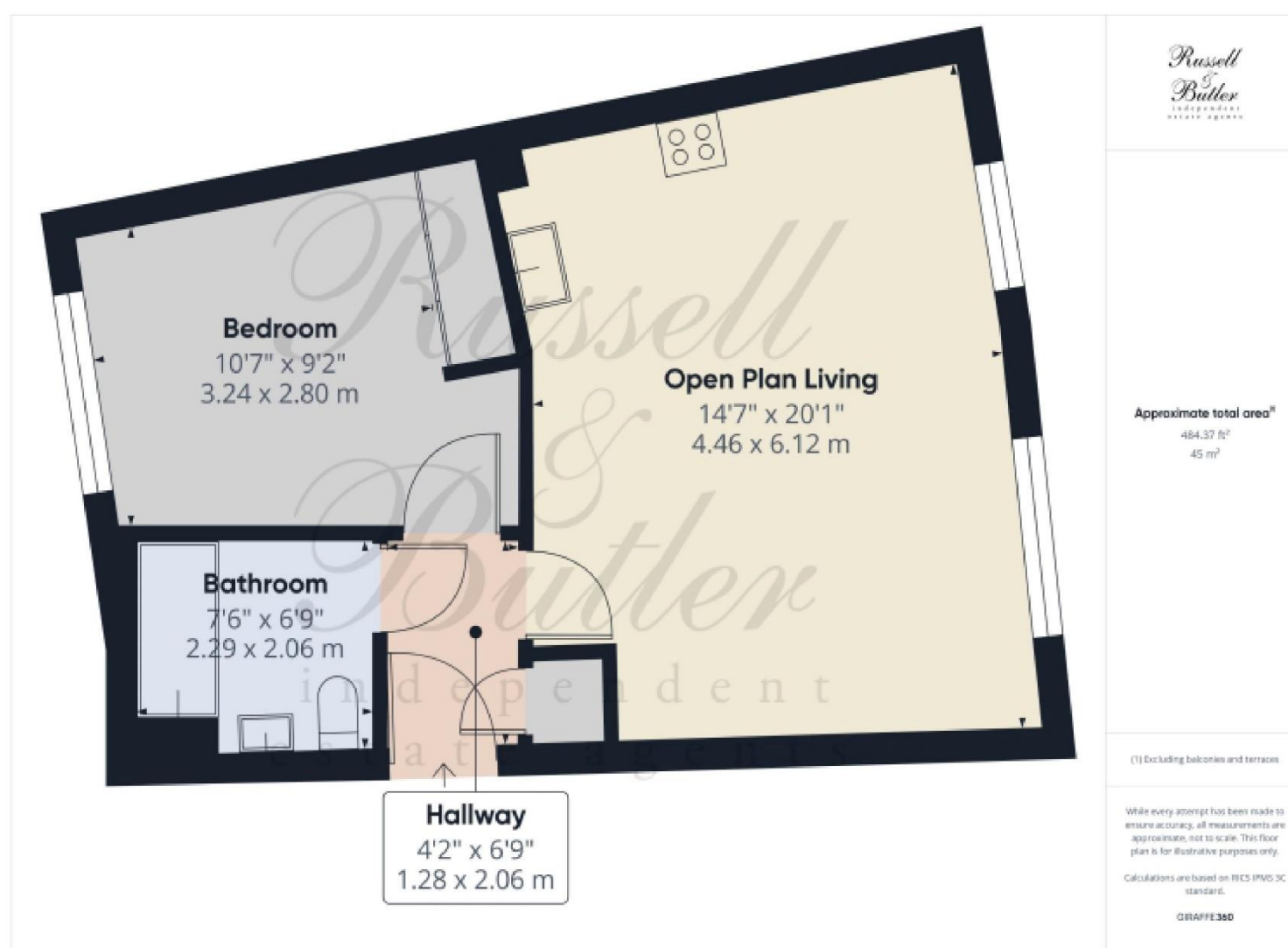
Standard & Superfast broadband available. Offering highest speeds of 80Mbps download and 20Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: The allocated parking space is owned by the landlord. The owner has the right to park in the parking space defined in the lease.

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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