

*Russell & Butler*  
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**Moreton Road, Buckingham, MK18 1LA**

**Asking Price £250,000.00**

For sale with no upper chain, a spacious two double bedroom apartment well situated within short walking distance of Buckingham town centre, ideal for first time buyers, those looking to downsize and buy to let investors. The property has gas to radiator central heating, double glazing throughout and the accommodation fully comprises: A large entrance hall with space for a desk, plenty of built in storage, kitchen with various integrated appliances and open through to the lounge/dining area, bedroom one with en-suite shower room, bedroom two which is also a double bedroom & bathroom with white bathroom suite. EPC rating B Council tax band C. One allocated parking space. Leasehold. Lease length 125 years from January 2017. Service charge approx £2216 per annum to include buildings insurance and ground rent approx. £250 per annum. NO UPPER CHAIN.



**Communal Entrance**

Video telephone entry system, stairs rising to apartment entrance.

**Entrance**

Spacious entrance hall with study area, storage/cloaks cupboard, cupboard housing 'Logic' gas fired boiler serving both domestic hot water and radiator central heating.

**Lounge/Diner**

*17' 0" X 11' 5" (5.20m X 3.49m)*

Dual aspect with hardwood double glazed window to side & front aspect, radiator, television and telephone points, open through to:

**Kitchen**

*6' 0" X 11' 3" (1.83m X 3.43m)*

High quality fixtures and fittings, comprising of inset single drainer sink unit, integrated appliances to include, induction hob, electric oven, dishwasher and fridge/freezer, a range of wall, base and drawer units with soft closures and work tops over, mains smoke alarm.

**Bedroom One**

*13' 4" X 9' 10" (4.07m X 3.01m)*

Having the benefit of a built in wardrobe, hardwood double glazed window to front aspect, radiator, door to:

**En-Suite**

Fully tiled corner shower cubicle with power shower as fitted, low flush W/C, pedestal wash hand basin, complimentary tiling to walls and flooring, chrome heater towel rail, extractor fan.

**Bedroom Two**

*13' 2" X 8' 10" (4.03m X 2.71m)*

Hardwood double glazed window to front aspect, radiator

**Bathroom**

High specification sanitary ware and fixtures and fittings, white suite of panel bath with shower over, pedestal wash hand basin, low flush W/C, complimentary tiling to walls and flooring, chrome heater/towel rail, extractor fan.

**Outside**

One allocated parking space and access to communal gardens.

**Please Note**

All main services are connected.

EPC rating B.

Council tax band C.

The vendor owns additional properties within this desirable development, two of which are ground floor please enquire within.

LEASEHOLD.

Length of Lease 125 Years from January 2017.

Service Charge approx £2216 per annum and includes buildings insurance.

Ground Rent Approx £250 per annum.

Flood Risk: Surface Water - Low risk of flooding. River Water - Very Low risk of flooding. Broadband: Standard, Superfast and Ultrafast available. Mobile: 02 and Vodafone Likely Indoors. EE, 02, Three and Vodafone Likely Outdoors.

Measurements on floor plan are approximately 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 bestbroker 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

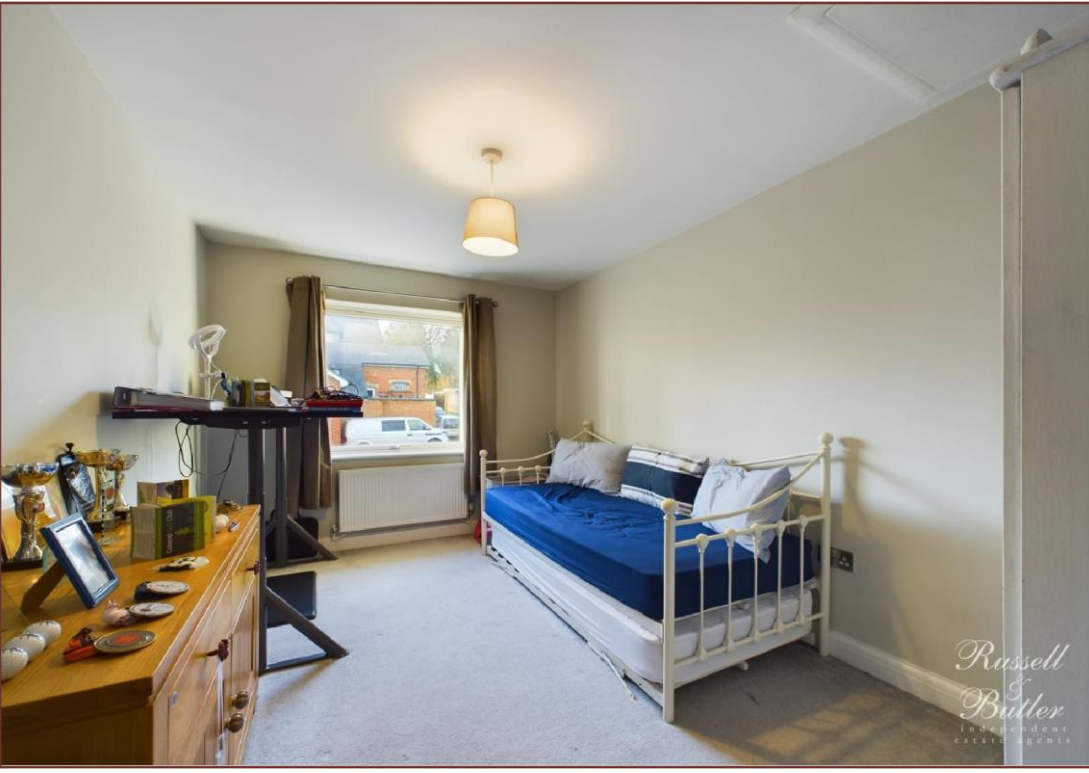














All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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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