

*Russell & Butler*

i n d e p e n d e n t   e s t a t e   a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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**15 Waglands Garden, Buckingham, MK18 1EA**  
**Leasehold £299,995.00**

A large two double bedroom, two bathroom, top floor apartment conveniently situated on this exclusive development, within touching distance of the Royal Latin Grammar School & a short walk to the town centre. The property is in good order throughout and would make an ideal investment purchase. The accommodation comprises: Communal entrance with video phone entry system, spacious entrance hall, kitchen with appliances, spacious lounge/diner, main bedroom with en-suite shower room, a further double bedroom and a main bathroom. The property further benefits from one allocated parking space and communal gardens. NO UPPER CHAIN. EPC Rating B/Council Tax Band C.



**Communal Entrance:**

Video telephone entry system, stairs rising to apartment entrance.

**Entrance:**

Door to;

**Entrance Hallway:**

Spacious entrance hall providing access to accommodation, telephone entry system, two storage cupboards, radiator.

**Lounge/Diner:**

*16' 1" X 19' 2" (4.91m X 5.86m)*

L-shape lounge/diner with two UPVC double glazed windows to rear aspect, two radiators.

**Kitchen:**

*10' 0" X 10' 10" (3.07m X 3.32m)*

Fitted to comprise; inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & wall mounted units, rolled edge work tops, ceramic tiling to splash areas, single electric oven, four burner gas hob with extractor hood over, integrated dishwasher, free-standing fridge/freezer & washing machine. Cupboard housing "Logic" combination boiler, radiator, UPVC double glazed window to front aspect.

**Bedroom One:**

*14' 9" X 10' 6" (4.52m X 3.22m)*

Built in wardrobe, radiator, dual aspect with UPVC double glazed window to side & rear aspect.

**En-Suite:**

Suite comprising; fully tiled corner shower cubicle, low level W.C, vanity unit with cupboard under, heated towel rail, UPVC double glazed window to rear aspect.

**Bedroom Two:**

Radiator, two UPVC double glazed windows to front aspect.

**Bathroom:**

White suite of panel bath with shower attachment, vanity unit with cupboard under, low level W.C, heated towel rail, ceramic tiling to splash areas.

**Parking:**

One allocated parking space.

**Please Note:**

All main services are connected.

EPC rating B.

Council tax band C.

LEASEHOLD.

Length of Lease remaining: 106 years

Service Charge approx £1700 per annum and includes buildings insurance.

Ground Rent Approx £350 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.

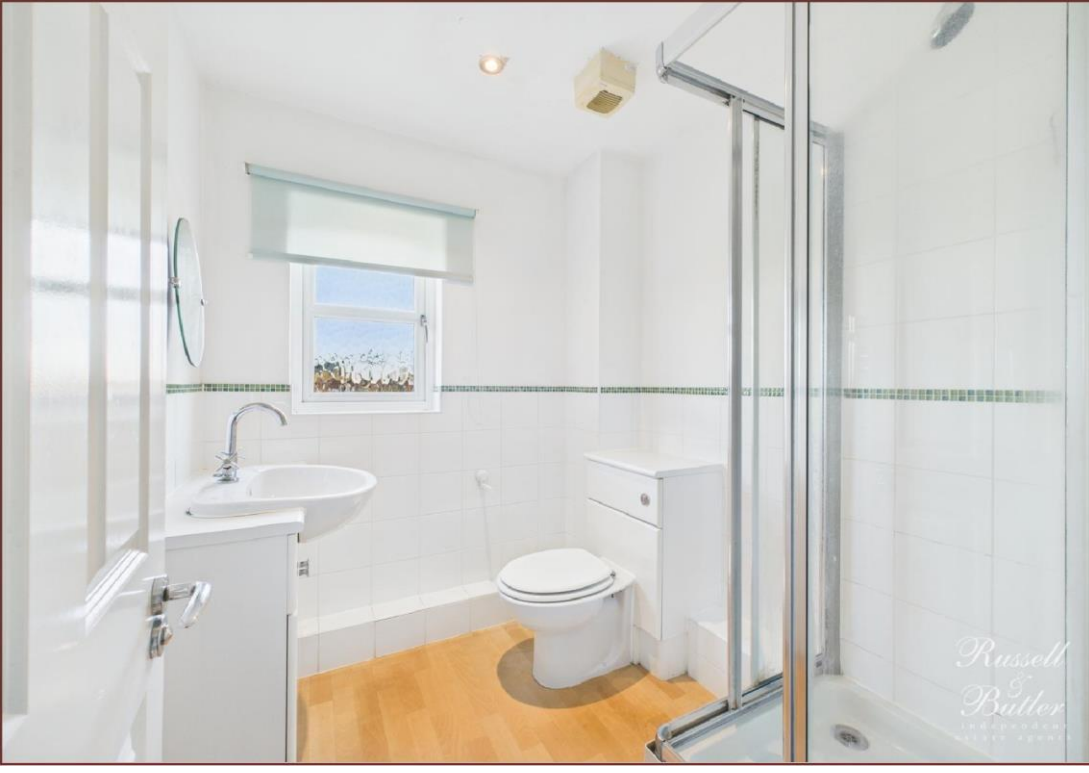
**Mortgage Advice:**

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.







*Russell  
& Butler*  
independent  
estate agents



**Approximate total area<sup>(1)</sup>**

952.83 sq<sup>2</sup>

88.52 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAPHIC 350

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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