

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

t: 01280 815999 e: sales@russellandbutler.com



*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

Cecils Yard, Buckingham, MK18 1GB
Asking Price £185,000.00 Leasehold

For sale with no upper chain a spacious and well presented one bedroom contemporary style apartment situated in a town location and benefiting from off road parking. The property has the advantages of double glazing, open plan living and a separate laundry room. The property would make an ideal first time buy or buy to let investment and fully comprises: Entrance hall, open plan lounge/diner/kitchen, double bedroom, bathroom, laundry room and carport parking. NO UPPER CHAIN. EPC Rating C. Council Tax Band B. Leasehold.



Entrance

Door to;

Open Plan Living

18' 0" X 15' 8" (5.5m Max x 4.78m Max + Door recess

A range of base and eyelevel units, space for fridge, space for freezer, integrated oven and hob, tiled floor, tiling to splash areas, stainless steel one and a quarter sink unit with mono bloc mixer tap, cupboard under, work tops over, two electric heaters, downlighters, two Velux windows to side aspect.

Laundry Room

Space and plumbing for washing machine, space for dryer, hot water tank, work top space.

Bedroom

11' 6" X 8' 9" (3.53m X 2.69m)

Velux window to side aspect, electric heater, downlighters.

Bathroom

Bath with mixer tap and shower over, shower screen as fitted, low level wc, pedestal wash hand basin with mixer tap, heated towel rail, tiling to splash areas, tiled floor, downlighters.

Outside

Parking

One allocated parking space in carport.

Please Note

Length of Lease: 125 years from 2007.

Ground Rent: Approx £300 per year.

Service Charge Approx £296 per annum.

EPC Rating: C.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric heating.

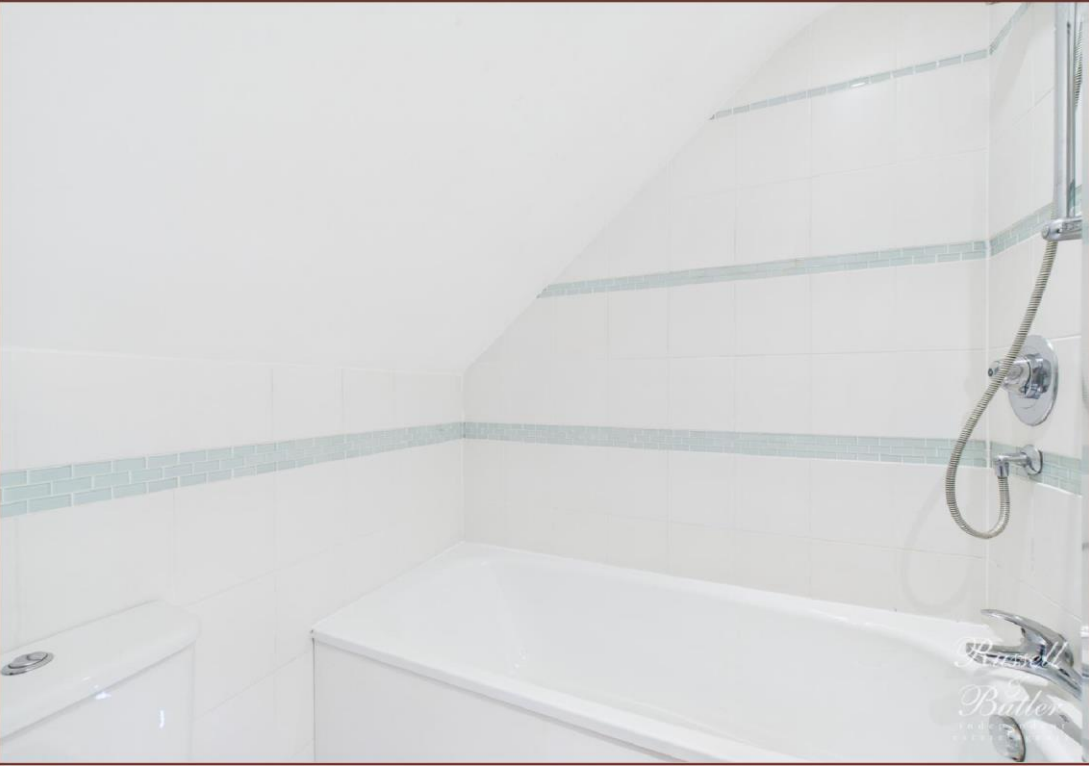
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: One allocated parking space.

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

Mortgage Advice

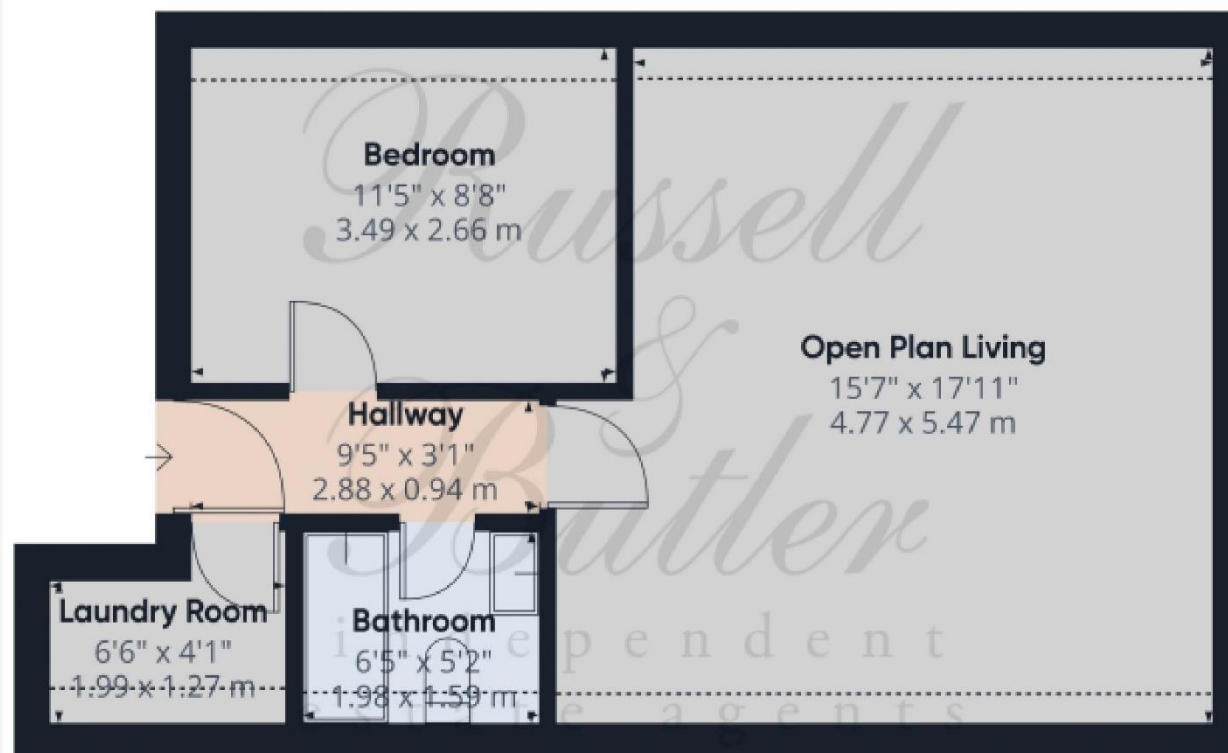
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





*Russell
&
Butler*
independent
estate agents





Approximate total area⁽¹⁾

491.37 ft²
45.65 m²

Reduced headroom

45.77 ft²
4.25 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 1.5 m

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.

© BIAFFE 360

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.

Visit us online: www.russellandbutler.com

