

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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Old School Court, Buckingham, MK18 1WE

Asking Price £399,995.00

A rare opportunity to purchase a three bedroom, three storey stone built town house situated a a quiet location just off Buckingham's town centre. With views over the river and attractive well tended communal gardens, the property further benefits with off road parking, is west facing, has an attractive balcony and a bright and airy feel. The accommodation comprises on the ground floor: Entrance hall, cloakroom, kitchen/dining room, utility room. On the first floor: Landing, sitting room with balcony and bedroom three. On the second floor: Landing, bedrooms one & two and the bathroom. Outside: Double width parking space to front. Communal gardens and visitors parking. There is a management charge of £50.00 per month which includes gardening and communal lighting. Council Tax Band E. Energy rating C.



Entrance

Solid wood part glazed entrance door to:

Entrance Hall

Night storage heater, under stairs storage cupboard, stairs rising to first floor.

Cloakroom

White suite of wash hand basin, low flush wc, ceramic tiling to splash areas, extractor fan.

Kitchen/Dining Room

17' 7" X 9' 2" (5.37m X 2.81m)

Inset single drainer stink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring electric hob, electric oven under, concealed extractor hood over, plumbing for automatic dishwasher, night storage heater, double glazed sash window to front aspect.

Utility Room

8' 2" X 5' 9" (2.51m X 1.77m)

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further base units, rolled edge work surfaces, ceramic tiling to splash areas, double glazed sash windows to front aspect, electric heater, plumbing for automatic washing machine, extractor fan.

First Floor Landing

Stairs rising to first floor, door to sitting room and bedroom three.

Sitting Room

17' 10" X 12' 4" (5.45m X 3.77m)

Night storage heater, double glazed window to front aspect, double glazed sash window to rear aspect, French door to balcony overlooking the river.

Bedroom Three

8' 4" X 6' 7" (2.55m X 2.01m)

Electric heater, double glazed sash window to front aspect.

Second Floor Landing

Access to loft space, night storage heater, airing cupboard housing hot water tank and immersion heater, linen storage as fitted.

Bedroom One

11' 0" X 10' 8" (3.36m X 3.26m)

Electric heater, two double glazed Sash windows to front aspect.

Bedroom Two

12' 1" X 8' 3" (3.69m X 2.52m)

Electric heater, double glazed sash window to front aspect.

Family Bathroom

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, electric towel rail, electric heater, extractor fan, window to front aspect.

Please Note

Council Tax Band E

EPC Rating C

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains drainage.

Heating: Gas to radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 1800 Mbps download and 1000 Mbps 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: To front of property.

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

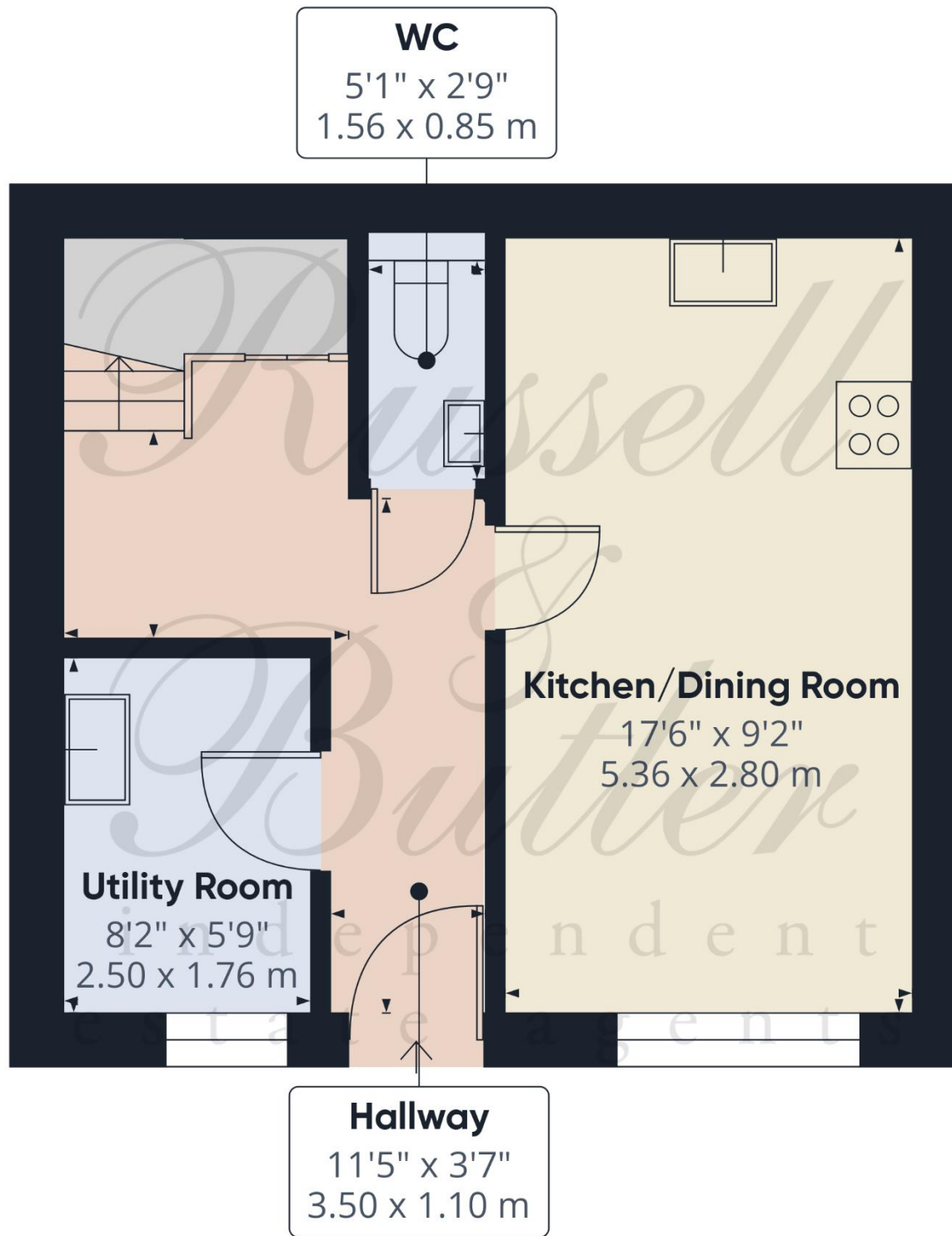
Mortgage Advice

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.









Floor 0

Approximate total area⁽¹⁾

337 ft²

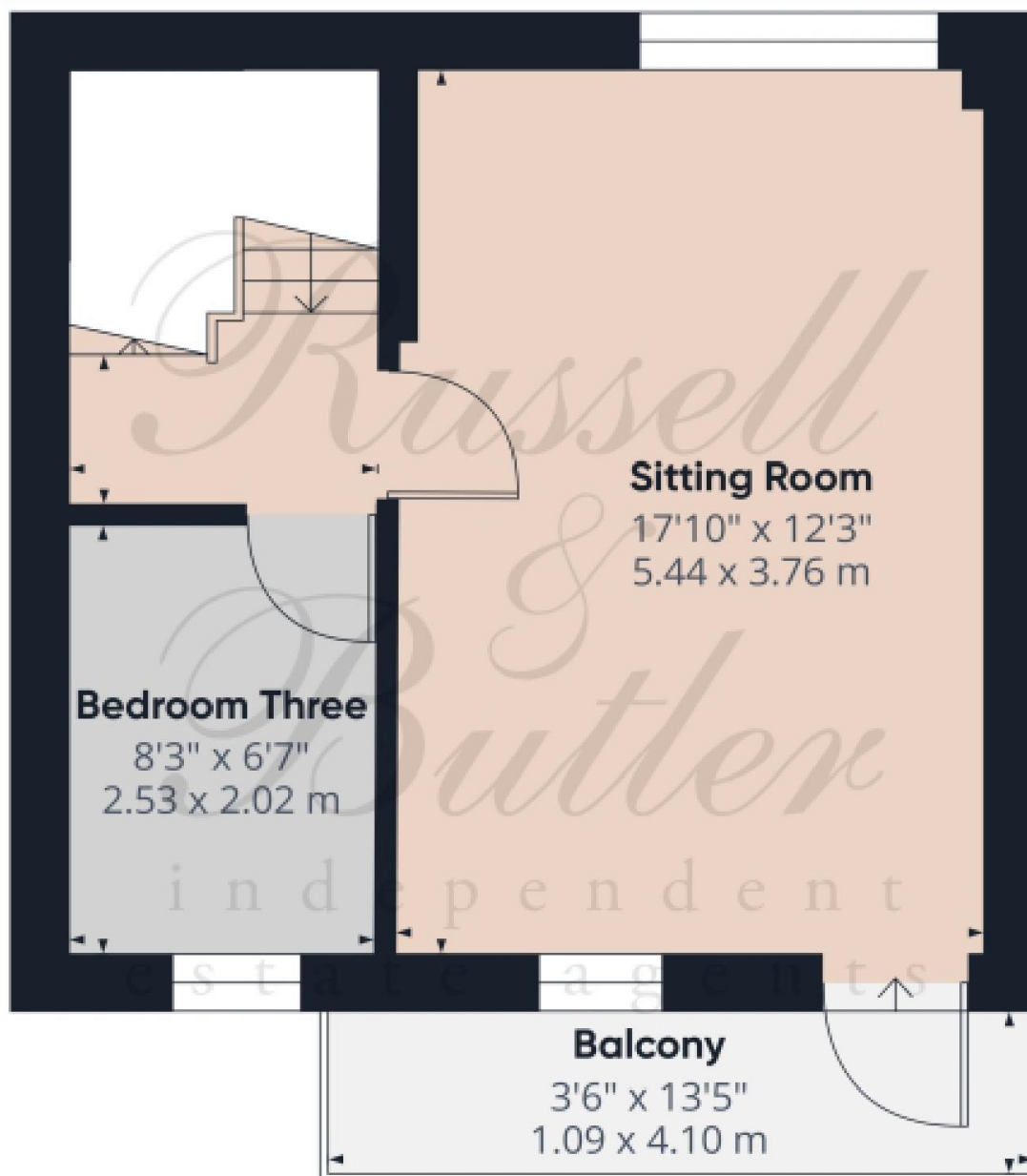
31.4 m²

(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.

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Floor 1

Approximate total area⁽¹⁾

320 ft²

29.7 m²

Balconies and terraces

47 ft²

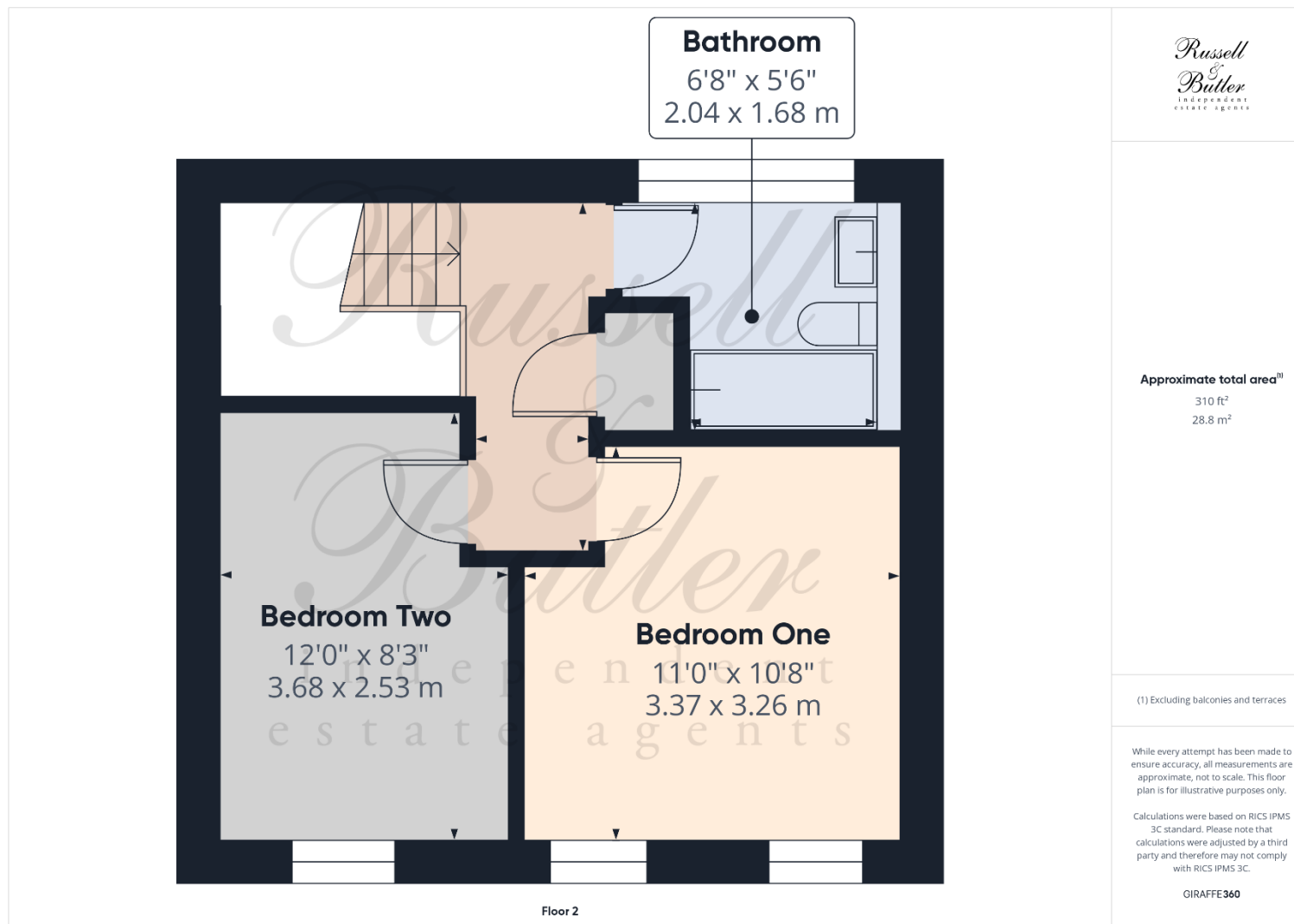
4.4 m²

(1) Excluding balconies and terraces

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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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