

Russell & Butler
independent estate agents

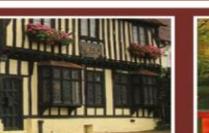
1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
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Buckingham Lofts, Buckingham, MK18 1LA

Asking Price £150,000.00 Leasehold

A one bedroom second floor apartment CONVENIENTLY LOCATED WITHIN A SHORT WALK OF THE TOWN CENTRE AND THE BUCKINGHAM UNIVERSITY. The property comprises communal entrance, entry phone system, lounge, kitchen, double bedroom and shower Room. EPC RATING C. COUNCIL TAX BAND A. ONE ALLOCATED PARKING SPACE. The property would make an ideal FIRST BUY OR AN IDEAL BUY TO LET investment. The new occupier will have a share of the management company so therefore will have a share of the freehold of the property. Leasehold. 999 year lease from 2014. Maintenance charge approx £1,100 per annum to include buildings insurance and communal cleaning. There is communal heating and communal hot water systems.



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Entrance

Door to;

Entrance Hall**Sitting Room**

13' 1" X 11' 6" (3.99m X 3.53m)

3.99m max x 3.53m max

Window to rear aspect, radiator, built in storage.

Kitchen

7' 1" X 5' 6" (2.18m X 1.69m)

A range of base units, stainless steel sink unit with mixer tap, cupboard under, work top space, built in oven and hob, tiling to splash areas, space for fridge, velux window.

Bedroom

7' 5" X 7' 1" (2.28m X 2.17m)

Window to rear aspect, radiator.

Shower Room

Walk in shower, low level wc, wash hand basin with cupboard under, velux window, heated towel rail, space for washing machine.

Please Note

All main services connected.

EPC RATING C.

COUNCIL TAX BAND A.

ONE ALLOCATED PARKING SPACE.

Leasehold.

The new occupier will have a share of the management company so therefore will have a share of the freehold of the property.

999 year lease from 2014.

Maintenance charge approx £1,100 per annum to include buildings insurance and communal cleaning. There is communal heating and communal hot water systems.

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom)

FLOOD RISK FROM RIVER: Very Low

N.B. Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

Mortgage Advice

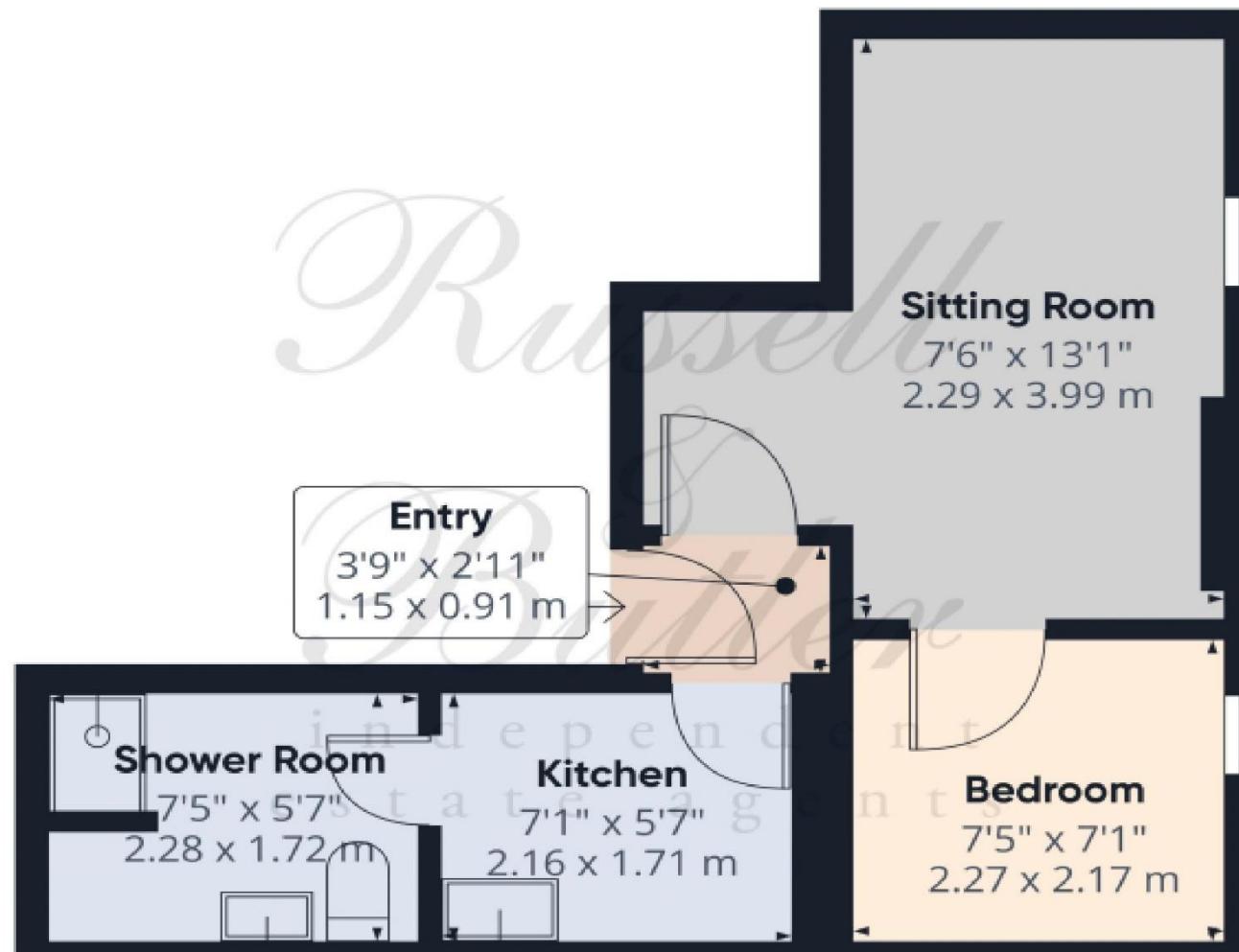
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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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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