

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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Tenor Close, Buckingham, MK18 1WU

Asking Price £232,500

A well-presented two double bedroom, two-bathroom, first floor apartment with a light and airy open plan living/kitchen/dining space with French doors leading out onto a sunny balcony. The apartment is well located and provides easy walking access to Buckingham town centre and Buckingham university. The property benefits further from allocated parking, a security intercom entry system, communal bin and bike store, gas to radiator central heating and Upvc double glazing throughout. EPC rating B. Council tax band C. Lease granted 125 years in 2015.



Communal entrance

Intercom entrance system, mailbox, door to communal entrance hall.

Communal Entrance Hall

Stairs rising to first floor.

Entrance Hall

Spacious entrance hall providing access to accommodation with telephone entry system, storage cupboards, radiator, main smoke alarm.

Open Plan Kitchen/Living

8' 0" X 5' 5" (2.45m X 1.67m)

A spacious, light and airy open plan living/kitchen/dining space with French doors leading out onto the sunny balcony, with ample space for large sofas, dining table and chairs and the kitchen area comprises inset single drainer sink unit with mono bloc mixer taps, cupboard under a further range of wall, drawer and base units with work tops over, co-ordinating upstands, integrated four ring gas hob, electric double oven under, integrated washer and dryer, space for fridge freezer. Cupboard housing Logic gas fired combi boiler supplying both domestic hot water and gas to radiator central heating, coving to ceiling, Upvc double glazed French doors to balcony, three Upvc double glazed windows to front aspect.

Balcony

Lovely seating area overlooking a pleasant green.

Bedroom One

15' 10" X 8' 11" (4.83m X 2.72m)

Upvc double glazed window to front aspect, radiator, door to en-suite.

En-Suite

White suite of fully tiled double width shower cubicle with shower as fitted, glazed screen, low level wc, pedestal wash hand basin, extractor fan, radiator.

Bedroom Two

12' 6" x 8' 11" (3.83m x 2.73m)

Upvc double glazed window to front aspect, radiator.

Bathroom

White suite of panel bath with separate shower over, glazed screen, pedestal wash hand basin, low level wc, radiator, extractor fan.

Parking

The property has one allocated parking space, access to visitor parking space, communal bike and bin stores.

Please Note

EPC Rating: B.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and 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: An 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

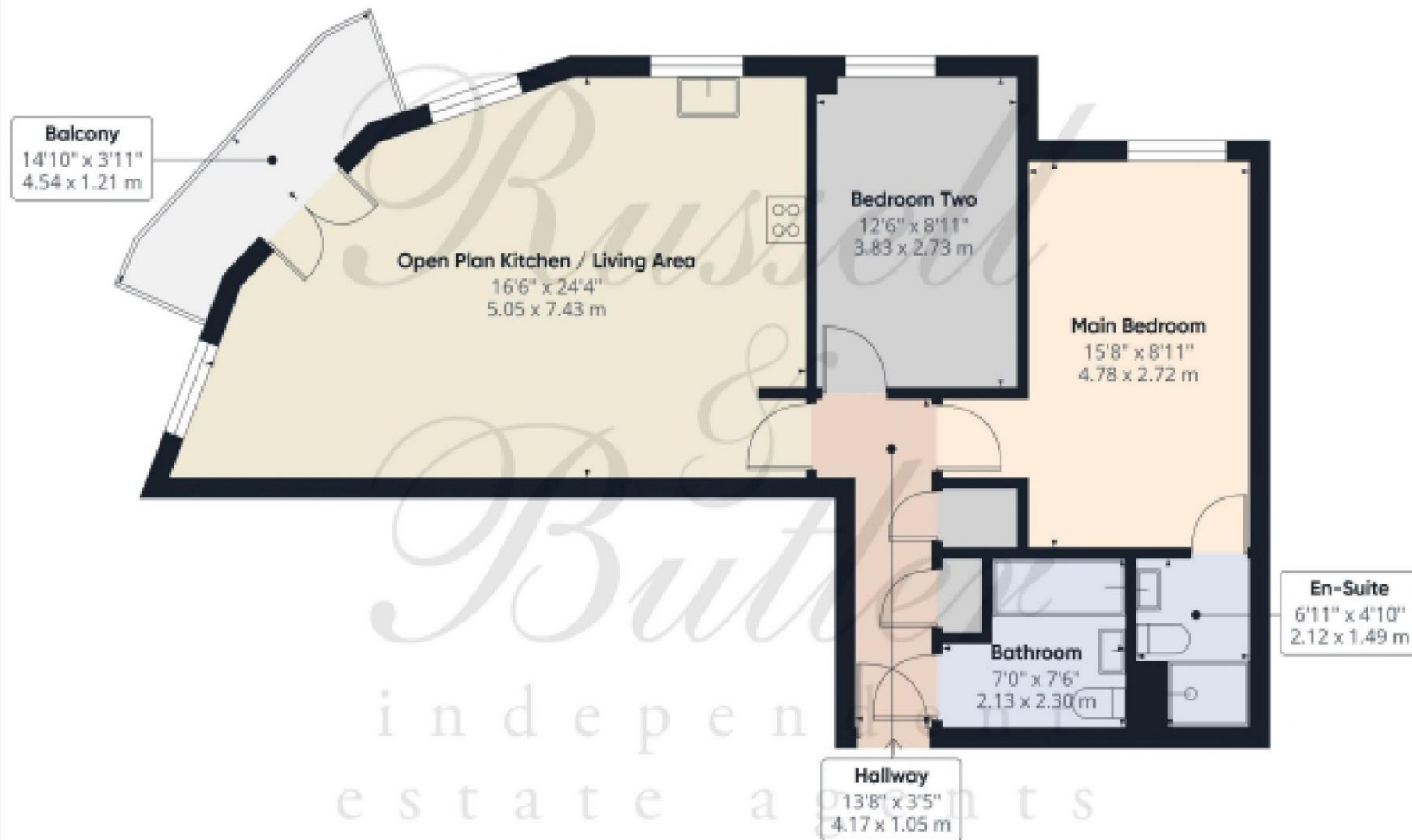
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they 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⁾

772 ft²

71.8 m²

Balconies and terraces

55 ft²

5.1 m²

(1) Excluding balconies and terraces

Calculations refer to the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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