

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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*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

Summerhouse Hill, Buckingham, MK18 1XW
Asking Price £210,000.00 Leasehold

Located on a small select development a one double bedroom first floor apartment with allocated parking and within close walking distance to Buckingham town centre and all the amenities which would make an ideal 1st time buy or investment purchase. The apartment benefits further from an intercom entry system, integrated appliances, gas to radiator central heating, built in double width wardrobe, allocated underground parking for 1 car and overlooks a wooded park. The accommodation in brief: communal entrance hall, stairs rising to first floor, entrance hall, open plan living/kitchen/diner, double bedroom and full bathroom with white suite and rainfall shower over the bath. EPC rating B. Council tax band B. Lease start date 25/11/2018 - Lease end date 01/01/2141 - 115 Years remaining



Entrance

Communal entrance door to:

Communal Entrance Hall

Key fob entry system and intercom, stairs rising to first floor, entrance door to:

Entrance Hall

Radiator, doors to all rooms.

Open Plan Kitchen/Dining/Sitting Room

28' 5" X 14' 0" (8.67m X 4.29m)

Living Area

Two radiators, Upvc double glazed window to front aspect, built in storage cupboard.

Kitchen Area

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, four ring ceramic hob with extractor canopy over, split level electric oven and grill, integrated fridge freezer, integrated washing machine, integrated dishwasher, concealed LED lighting to kick space, LED lighting, Upvc double glazed window to rear aspect.

Bedroom

17' 0" X 10' 5" (5.19m Max, 3.90 Min x 3.18m)

Radiator, fitted wardrobes, Upvc double glazed window to rear aspect.

Bathroom

7' 6" X 5' 5" (2.30m X 1.67m)

White panel bath with shower as fitted, glazed screen, wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, extractor fan, inset LED downlighting, Upvc double glazed window to front aspect, demisting mirror, ladder towel radiator.

Please Note

Annual Service Charge: £1800

Annual Ground Rent: £300

Lease start date 25/11/2018 - Lease end date 01/01/2141 - 115 years Remaining

EPC Rating: B.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating

BROADBAND/MOBILE COVERAGE: Standard and Ultrafast broadband available. Offering highest speeds of 80Mbps download and 20Mbps 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: Allocated underground parking space.

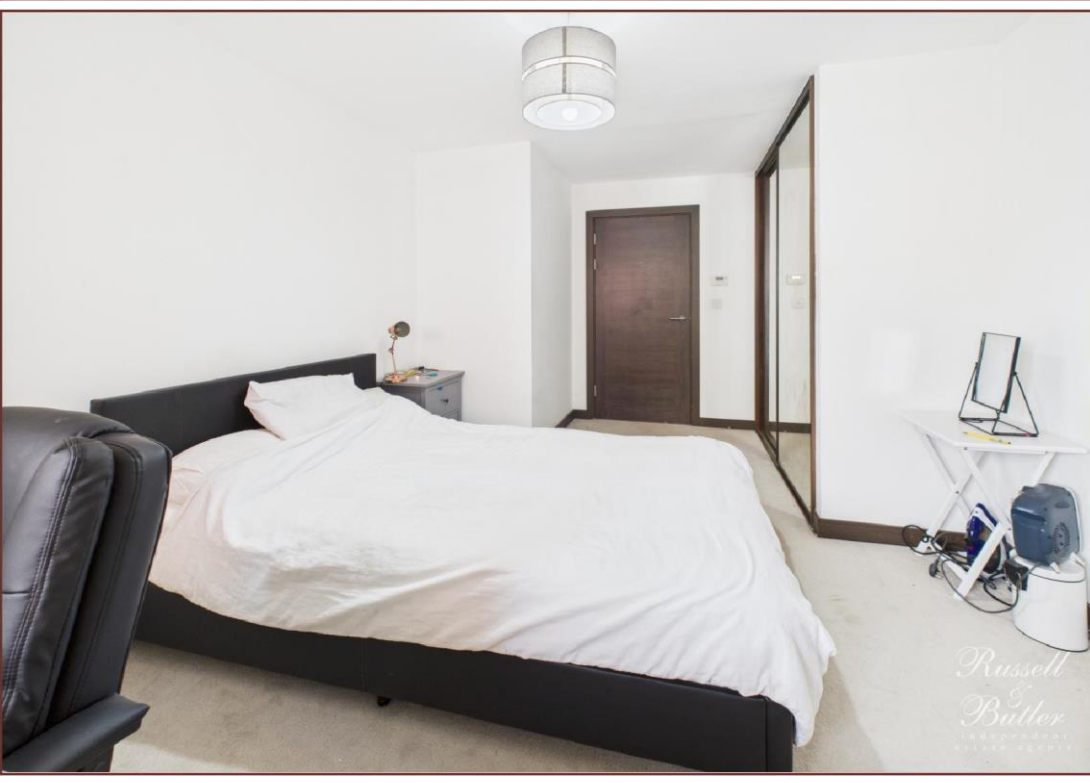
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

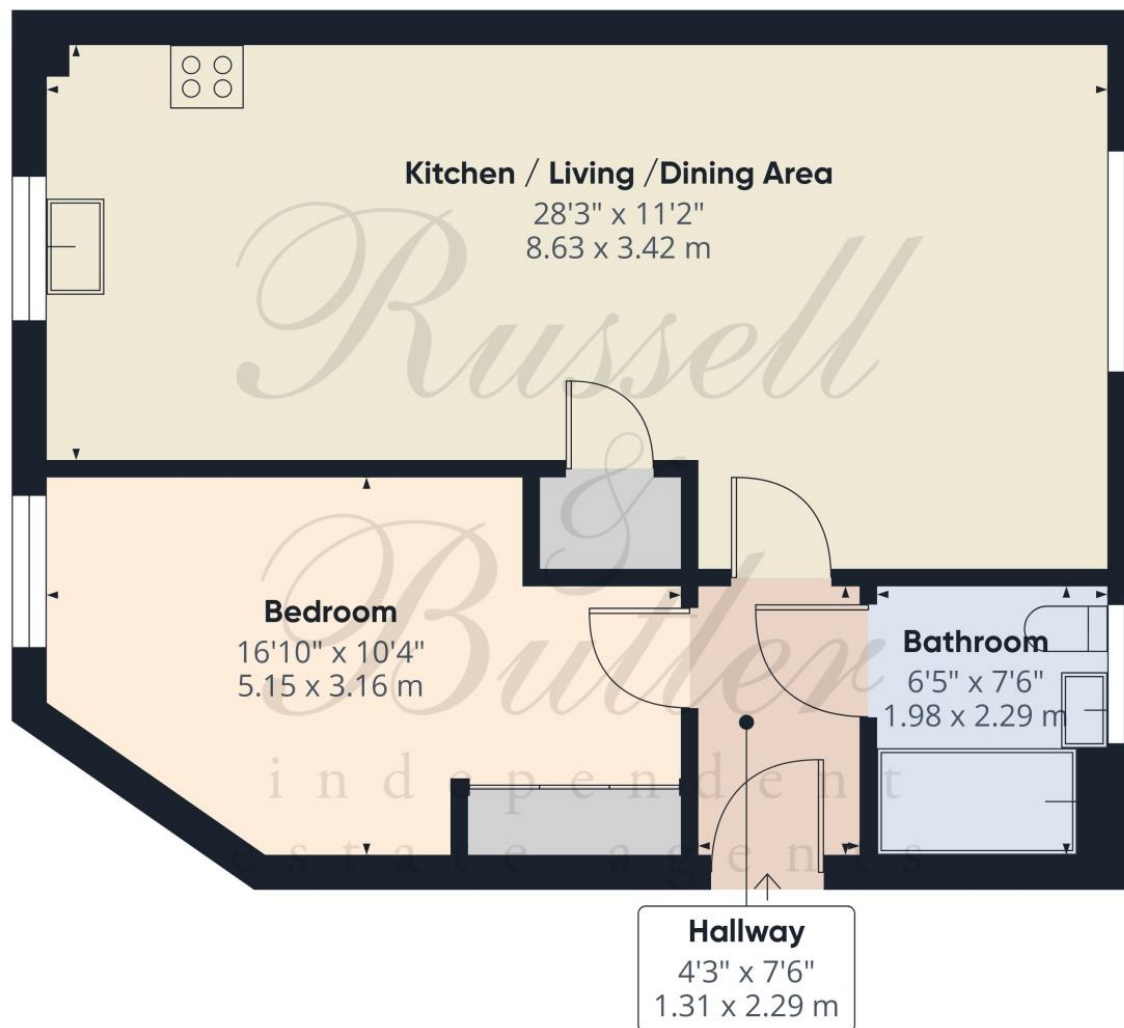
Mortgage Advice

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⁾
587 ft²
54.5 m²

(1) Excluding balconies and terraces

Calculations reference 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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