

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

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OPEN 7 DAYS A WEEK

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*Russell
& Butler*
ESTATE AGENTS

Markhams Court, Market Square, Buckingham, MK18 1XG

Asking Price £165,000.00 Leasehold

A ground floor one double bedroom flat situated within Buckingham Town Centre which benefits from an allocated parking space, newly fitted shower room & gas central heating. The property is within touching distance of local amenities, transport links & would make an ideal investment with the property being successfully rented for the past 10 years. The accommodation comprises: Communal entrance, hallway with telephone entry system, open plan sitting/kitchen/dining room, modern fitted kitchen, double bedroom, newly fitted shower room with walk in shower. One allocated parking space. Leasehold. No Upper Chain. EPC Rating C/Council tax band B. 999 year lease from 1993. Service Charge approximately £1200 per annum.



Communal Entrance

Door to:

Communal Entrance Hall

Access to accommodation.

Entrance Hallway

Telephone entry system, storage cupboard with shelving and hanging rail, radiator, laminate flooring.

Open plan Kitchen/Dining/Sitting Room

16' 10" X 11' 5" (5.15m X 3.49m)

Modern kitchen comprising integrated single drainer stainless steel sink unit with mixer tap and cupboard under, further range of base and eyelevel units, wooden work tops, ceramic tiling to splash areas, integrated single electric oven, four burner gas hob, extractor fan over, space and plumbing for washing machine, breakfast bar, tiled floor, open to:

Sitting Area:
Two Radiators, wood flooring, single glazed windows to front aspect.

Bedroom One

10' 11" X 9' 8" (3.33m X 2.97m)

Wood flooring, radiator, cupboard housing 'Worcester' boiler, single glazed windows to front aspect.

Shower Room

7' 8" X 4' 11" (2.36m X 1.50m)

Double width shower cubicle with rainfall effect shower, travertine tiling, pedestal wash hand basin, low level wc, heated towel rail, de-misting mirror, extractor fan, porcelain tiled floor.

Please Note

Lease details: 999 Years lease from 1993. 967 Years remaining.
Service charge: £1200 per annum. No ground rent.

EPC Rating: C.
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, Superfast 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: 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.

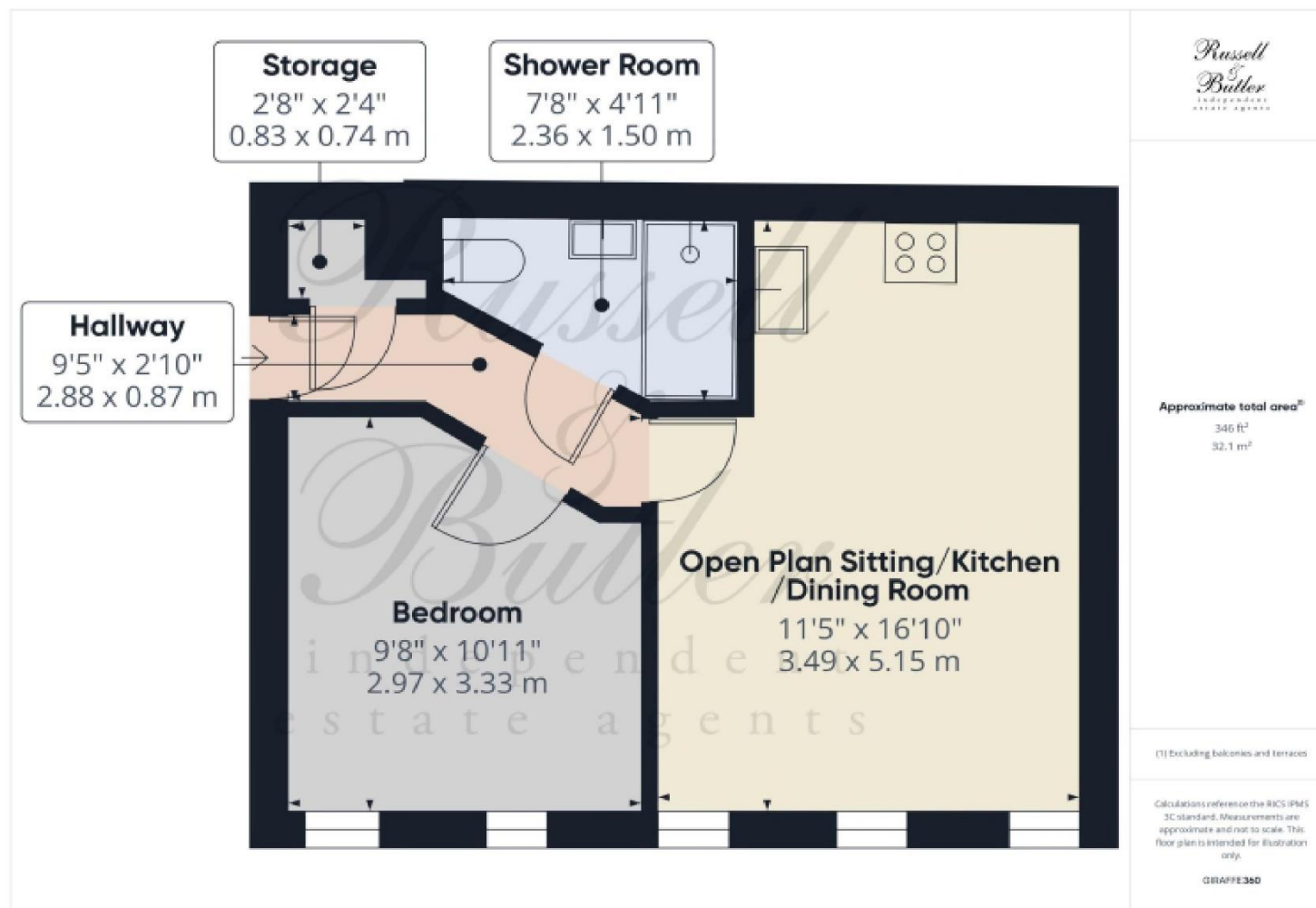
Mortgage Advice

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
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independent
estate agents



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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