

*Russell & Butler*  
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# Candleford Court, Buckingham, MK18 1GD

Asking Price £185,000.00 Leasehold

For sale with no upper chain, a very well presented one bedroom spacious top floor apartment benefiting from a terrace seating area with attractive views over the town. The property further benefits from access to a lift within the building, an allocated space within the basement car park, security entry system and gas to radiator central heating. The accommodation fully comprises: Entrance hall with built in storage, open plan kitchen/living, a double bedroom and bathroom. EPC rating B. Council Tax Band B. No Upper chain. The property would make an ideal first buy or buy to let investment.





**Entrance**

Communal door to:

**Entrance Hall**

Built in storage cupboard, radiator.

**Open Plan Living**

**Lounge/Diner**

*15' 0" X 12' 0" (4.57m X 3.66m)*

Two Velux windows to front aspect, radiator, open through to:

**Kitchen/Breakfast Room**

*12' 0" X 8' 8" (3.66m X 2.64m)*

A range of base and eyelevel units, stainless steel sink one and a quarter sink unit with mixer tap, cupboard under, work tops over, built in oven and hob with splash back, space for fridge freezer, space and plumbing for washing machine, cupboard housing gas fired boiler, radiator, Upvc double glazed door to roof terrace.

**Bedroom**

*10' 7" X 9' 7" (3.23m max x 2.94m max)*

Upvc double glazed door to roof terrace, radiator.

**Bathroom**

Low level wc, pedestal wash hand basin, bath with shower over and shower screen as fitted, tiling to splash areas, heated towel rail, extractor fan.

**Terrace Seating Area**

Seating area with views over the town.

**Please Note**

Leasehold. Service Charge Approx £170 PCM. Length of Lease 125 years from April 2012.

EPC Rating: B. Council Tax Band: B.

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas central heating.

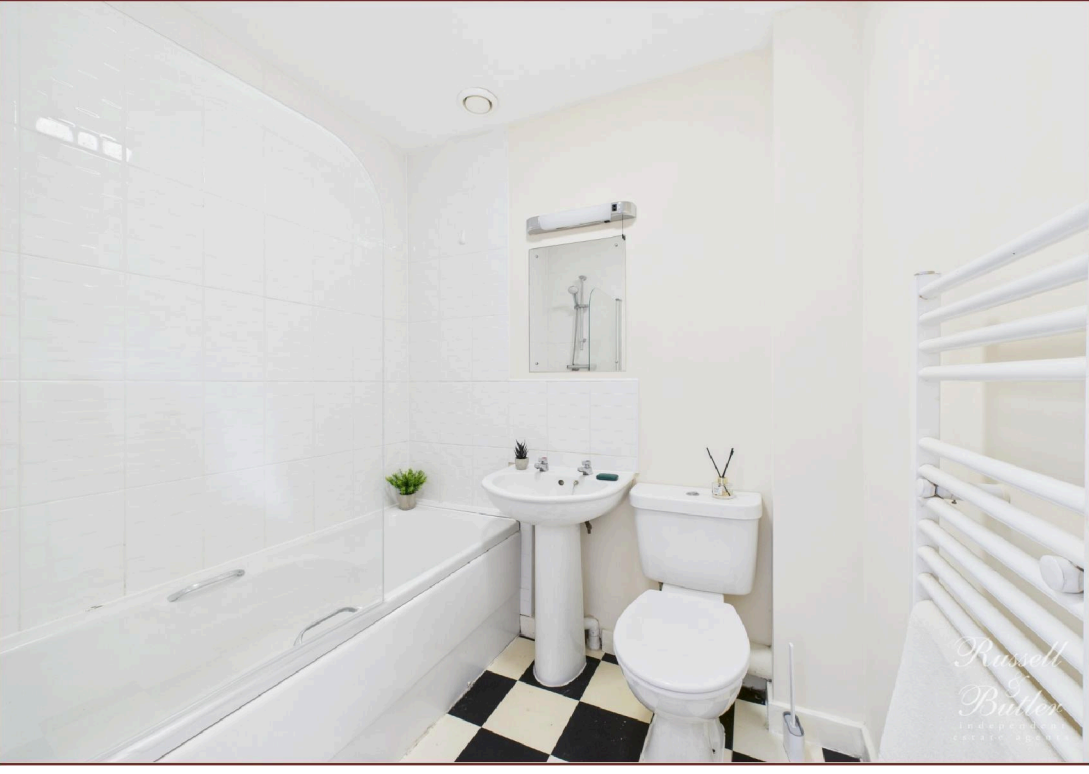
BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 80Mbps download and 20Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: 1 Allocated parking space in basement carpark.

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.





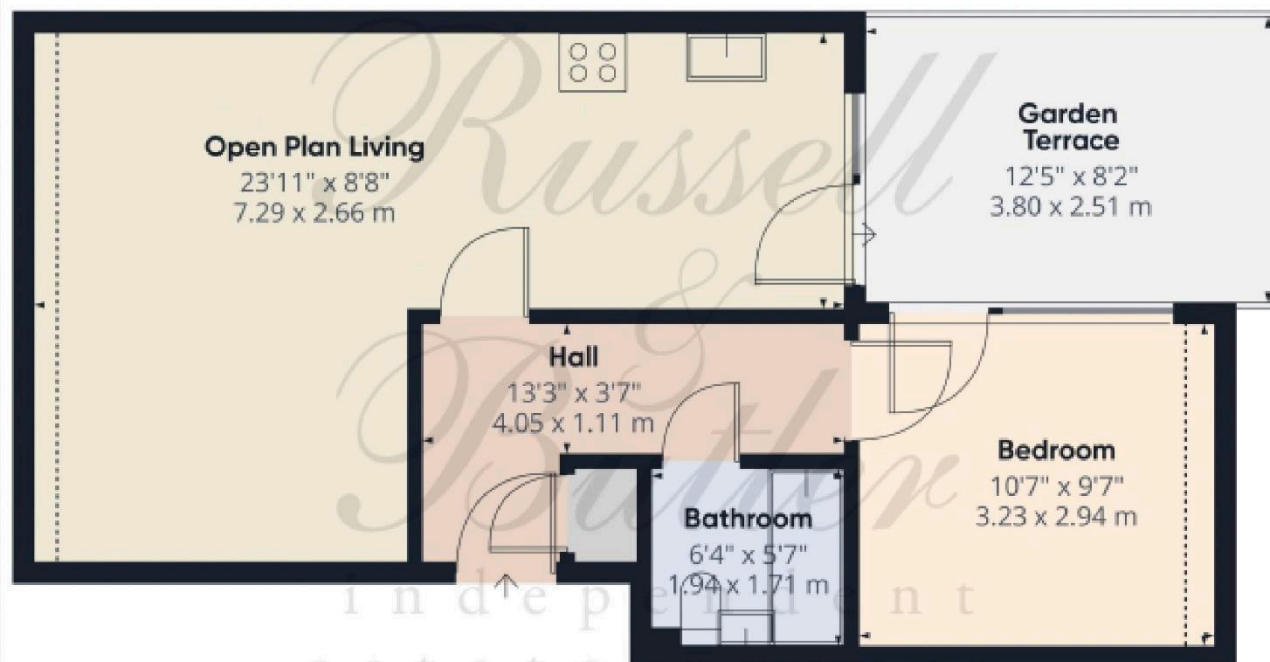


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**Approximate total area\***

502 ft<sup>2</sup>

46.7 m<sup>2</sup>

**Balconies and terraces**

102 ft<sup>2</sup>

9.5 m<sup>2</sup>

**Reduced headroom**

20 ft<sup>2</sup>

1.9 m<sup>2</sup>

(\*) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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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