

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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Swithin Lane, Buckingham, MK18 1ZJ

Asking Price £265,000 Leasehold

A well presented two double bedroom, one bathroom, first floor maisonette with a light and airy open plan living/kitchen/dining space, situated on the St Rumbold's development within walking distance of Buckingham Town Centre. The property would make an ideal first buy or buy to let investment and benefits further from being within catchment for the Royal Latin Grammar School. The accommodation comprises; Entrance lobby, stairs rising to first floor landing, open plan sitting/kitchen/dining room, the kitchen benefiting from integrated appliances, two double bedrooms and the main bathroom. The property benefits from an allocated parking space and access to two visitor parking spaces. Leasehold. Service Charge approx £1136 per annum. 999 year lease. Council tax band C. EPC rating B.



Entrance

Door to:

Entrance Hall

10' 1" X 6' 6" (3.08m X 1.99m)

Stairs rising to first floor, radiator.

Open Plan Living/Kitchen/Dining Room

16' 7" X 14' 0" (5.06m X 4.29m)

Kitchen

Integrated stainless steel single drainer sink unit, cupboard under, further range of base, drawer and eyelevel units, rolled edge work tops, integrated single electric oven, four burner gas hob, extractor hood over, integrated fridge freezer, washer/dryer, dishwasher, cupboard housing 'Logic' gas fired boiler, Upvc double glazed window to rear aspect, radiator, corner storage cupboard.

Sitting/Dining Room

Two Upvc double glazed windows to front aspect, radiator.

First Floor Landing

Upvc double glazed window to front aspect, radiator.

Inner Hall

Providing access to bedrooms and bathroom, radiator, access to loft storage cupboard.

Bedroom One

12' 8" X 9' 4" (3.88m X 2.86m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two

11' 3" X 9' 10" (3.44m X 3.00m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

6' 9" X 6' 9" (2.07m X 2.07m)

White suite of panel bath with shower over, pedestal wash hand basin, low level wc, radiator, Upvc double glazed window to rear aspect, ceramic tiling to splash areas.

Please Note

EPC Rating: B.

Council Tax Band: C.

Service Charge approx £1136 per annum. 999 year lease.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas to radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps 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 parking space marked 80 on the ground, two visitor spaces.

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

Mortgage Advice

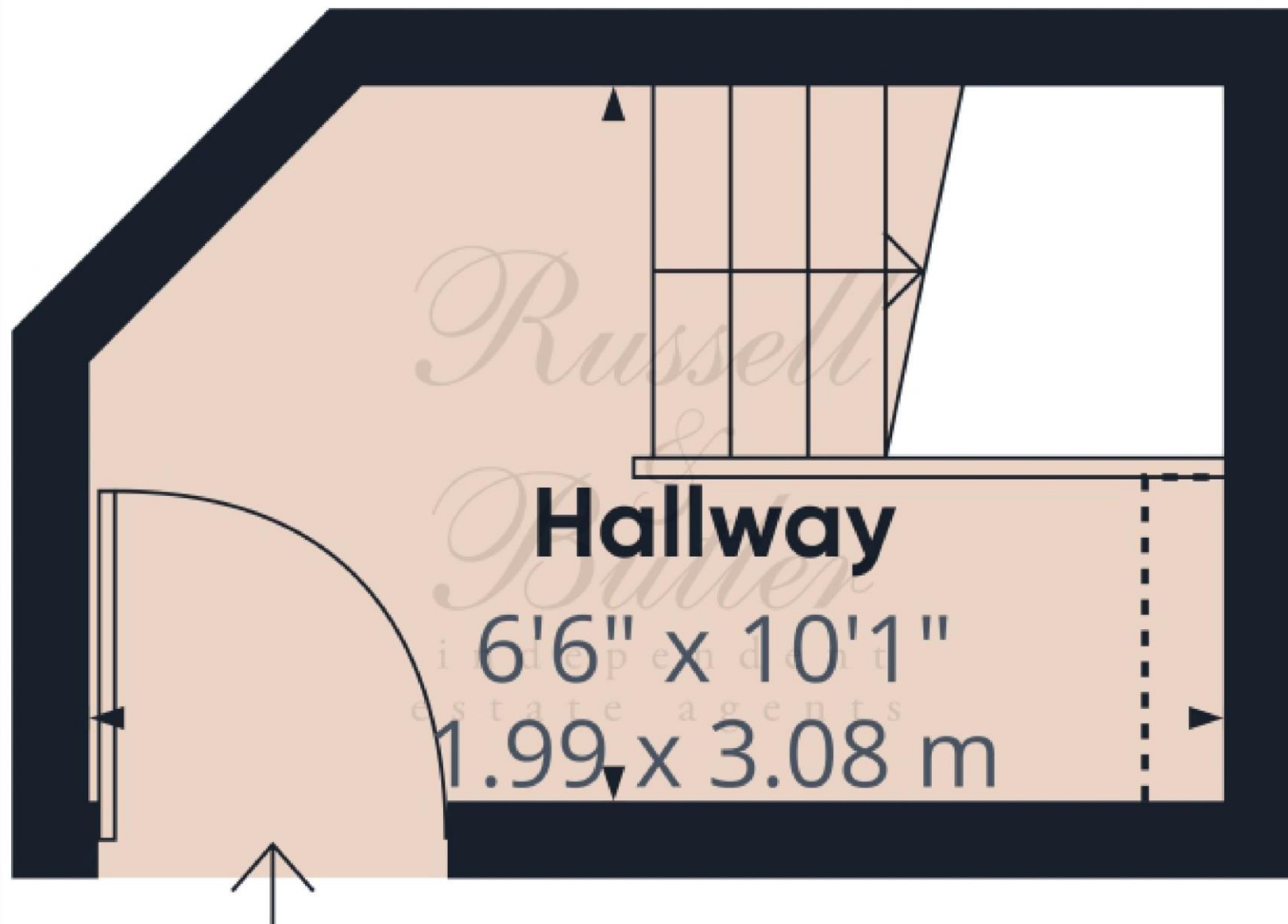
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





*Russell
& Butler*
independent
estate agents





Floor 0

Approximate total area⁽¹⁾

65 ft²

6 m²

Reduced headroom

2 ft²

0.2 m²

(1) 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.

GRAPPE360



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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