

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

t: 01280 815999 e: sales@russellandbutler.com



The Old Maltings, Station Terrace, Buckingham, MK18 1DF

Asking Price £235,000 Leasehold

A good sized, ground floor, two double bedroom flat well situated within walking distance of Buckingham town centre and the University of Buckingham. The property benefits from a kitchen with integrated appliances, spacious sitting room, two en-suites and an allocated parking space. The accommodation comprises: Entrance lobby, sitting room, kitchen with integrated appliances, W.C, main bedroom with built in wardrobe, en-suite shower room, further double bedroom with en-suite bathroom. To the outside there is one allocated parking space. The property would make an ideal investment or first time purchase. NO ONWARD CHAIN. Leasehold. Council tax band C, EPC rating C. 977 years remaining on lease. Service charge £985 per annum. Ground rent £150 per annum.



Entrance

Door to;

Entrance Lobby

Cloakroom

White suite comprising low level W.C, pedestal wash hand basin, half height ceramic tiling, electric storage heater, tiled floor.

Sitting Room

18' 6" X 11' 11" (5.65m X 3.65m)

Electric storage heater, two UPVC double glazed windows to front aspect.

Kitchen

14' 9" X 5' 8" (4.51m X 1.75m)

Fitted to comprise inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & eye level units, rolled edge work tops, ceramic tiling to splash areas. Integrated double electric oven & grill, four zone ceramic hob, extractor hood over, integrated under-counter fridge, freezer, dishwasher, space for washing machine. Electric storage heater, vinyl flooring.

Bedroom One

10' 5" X 11' 1" (3.19m X 3.39m)

Built in wardrobe with hanging rail & shelving, airing cupboard housing hot water tank, electric storage heater, UPVC double glazed window to front aspect.

En-Suite

6' 4" X 10' 5" (1.95m X 3.18m)

Suite of double width shower cubicle, pedestal wash hand basin, low level W.C, fully tiled, fan heater.

Bedroom Two

11' 11" X 9' 8" (3.64m X 2.97m)

Electric storage heater, UPVC double glazed window to front aspect.

En-Suite

5' 8" X 7' 8" (1.74m X 2.34m)

White suite of panel bath with shower attachment, pedestal wash hand basin, low level W.C, fully tiled, fan heater.

Parking

One allocated parking space.

Please Note

EPC Rating: C.

Council Tax Band: C.

Service Charge: Approx £985 per annum

Ground Rent: £150 per annum

Lease details: 999 year lease with 977 years remaining.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric storage heaters.

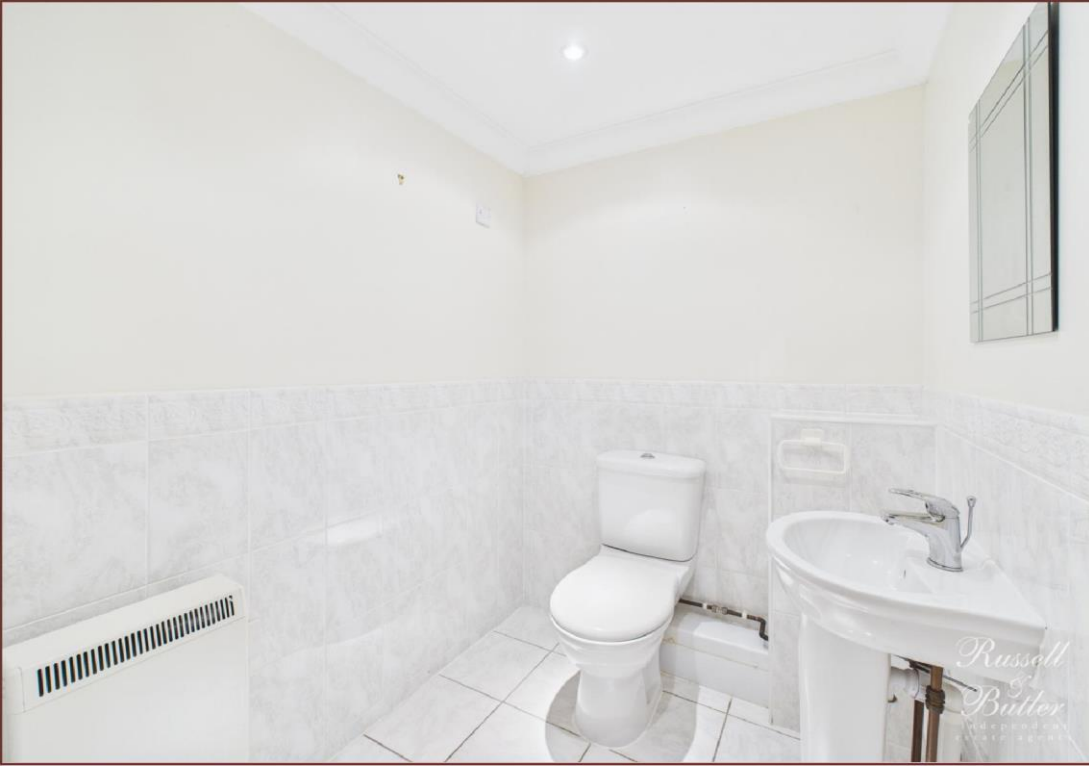
BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 61Mbps download and 16Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property 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.

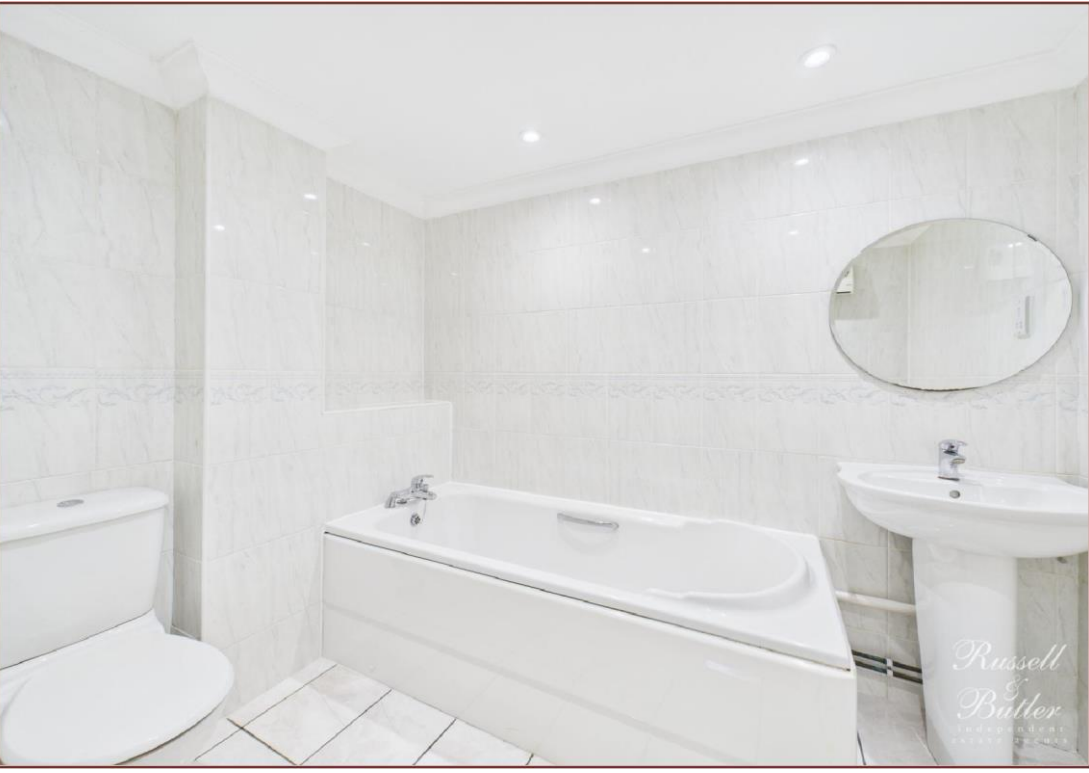
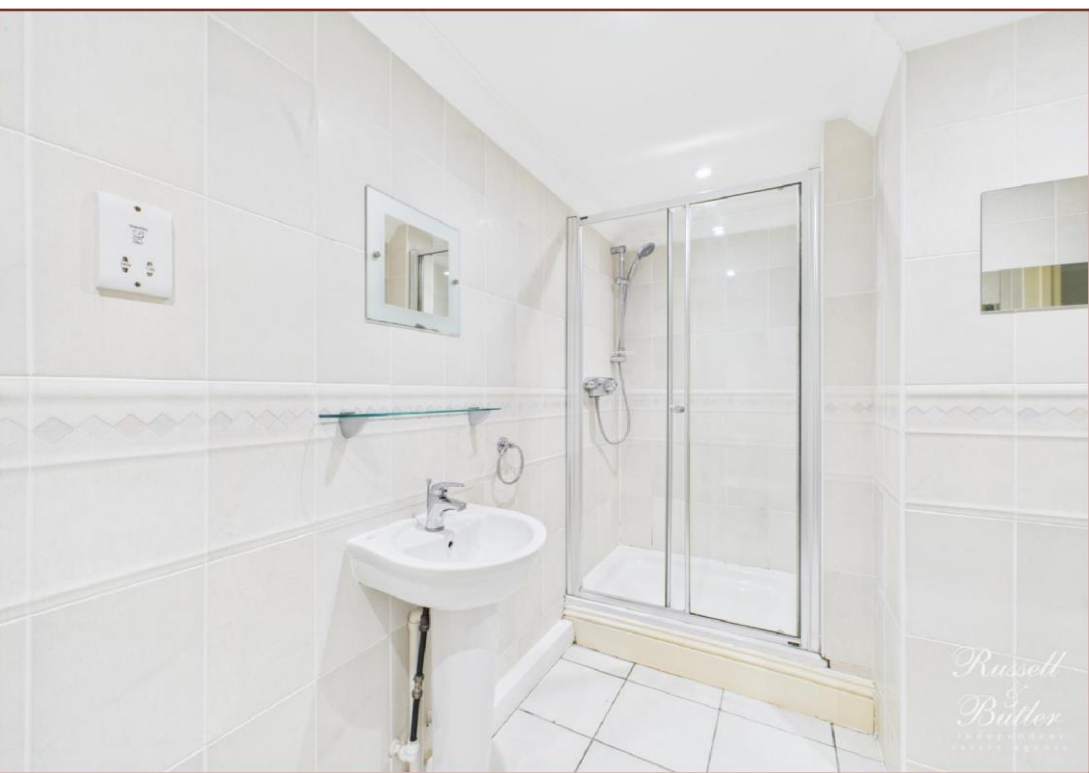
Mortgage Advice

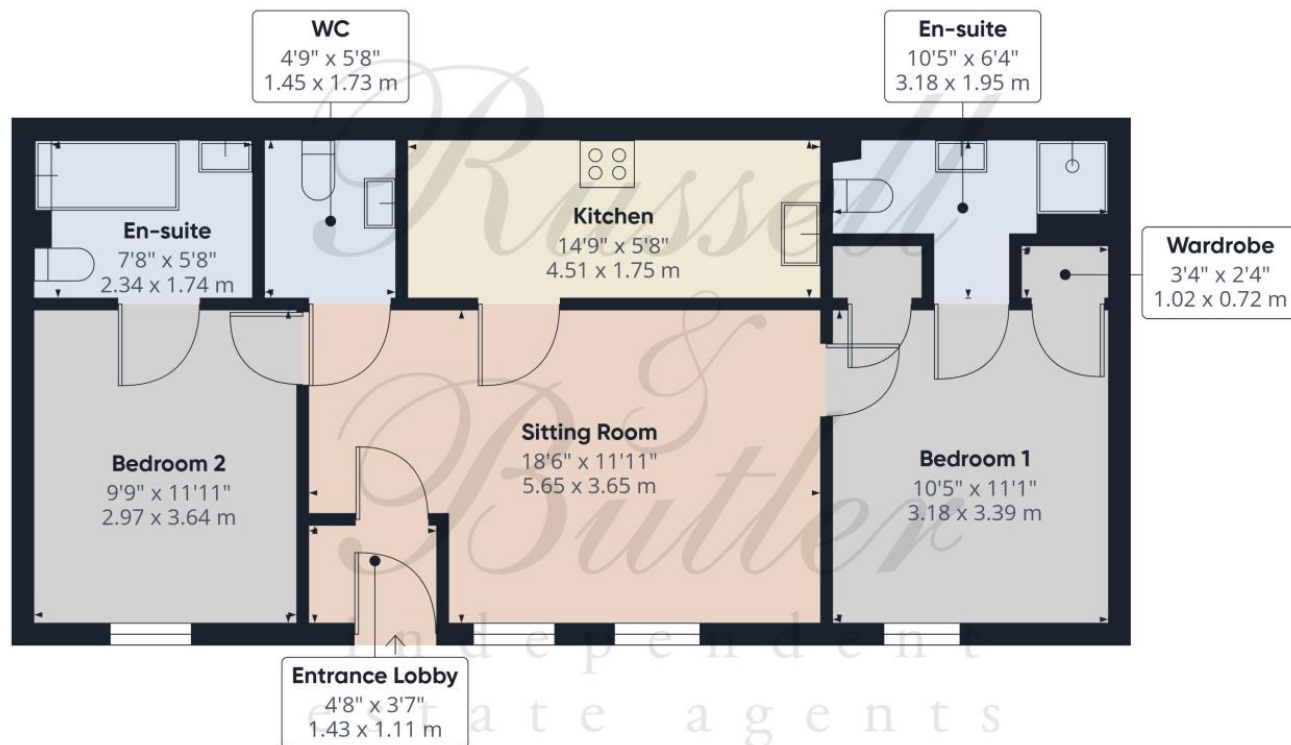
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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

672 ft²
62.4 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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