

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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Mill House, Nelson Street, Buckingham, MK18 1GW
Asking Price £175,000.00 Leasehold

Two bedroom ground floor apartment, conveniently located within a short walking distance from Buckingham university and Buckingham town centre and all the amenities. The property is offered for sale with NO ONWARD CHAIN and the accommodation in brief: Communal entrance hall which is well lit and bright and airy, communal hallway leading to the property entrance, hallway with telephone entry system, open plan living/kitchen/dining space with 4 Sash windows to side and front aspects, a range of white units with appliances, two bedrooms and bathroom with white suite. There is ample communal parking and a bin store. EPC rating E. Lease details 125 years.



Communal Entrance

Communal entrance door to entrance hall.

Entrance Hall

Door to accommodation.

Entrance Hall

A cupboard housing hot water tank, telephone entry system.

Open Plan Kitchen/Living/Dining Room

25' 2" X 10' 10" (7.68m X 3.32m)

7.68m Max x 3.32m

Living Area

Two Sash windows to front aspect, wall mounted electric heater.

Kitchen

Fitted kitchen of white units with work tops over, inset stainless steel single drainer sink unit with mono bloc mixer taps, integrated electric hob and electric oven under, space and plumbing for washing machine, space for under counter fridge, two windows to front and side aspects, ceramic tiling to splash area.

Bedroom One

11' 8" X 7' 1" (3.56m X 2.17m)

Built in double width wardrobe, wall mounted electric heater, sash window to rear aspect.

Bedroom Two

11' 8" X 6' 7" (3.56m X 2.02m)

Built in double width wardrobe, wall mounted electric heater, sash window to rear aspect.

Bathroom

6' 8" X 5' 5" (2.04m X 1.67m)

White suite of panel bath, electric shower over, glazed screen, pedestal wash hand basin, low flush wc, shaver point, wall mounted heater, ceramic tiling to splash areas.

Please Note

EPC Rating: E.

Council Tax Band: B.

Service Charge: £2,932 per annum

Ground Rent: £Peppercorn

Lease details: 125 years from completion

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric

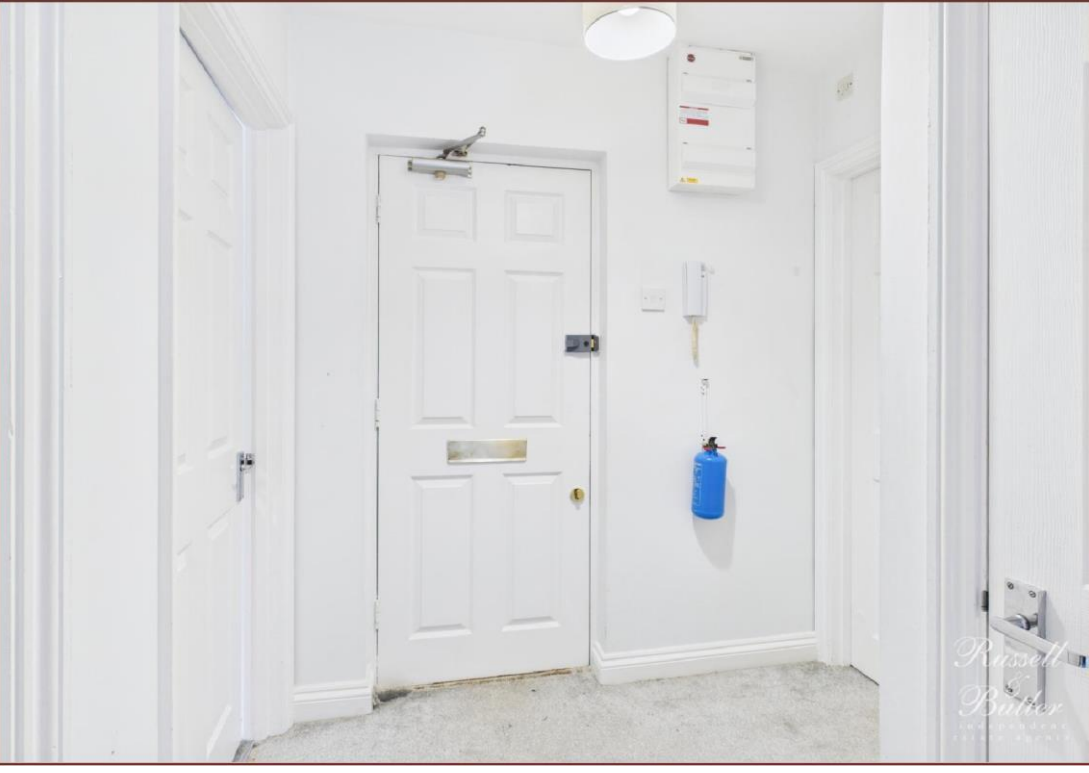
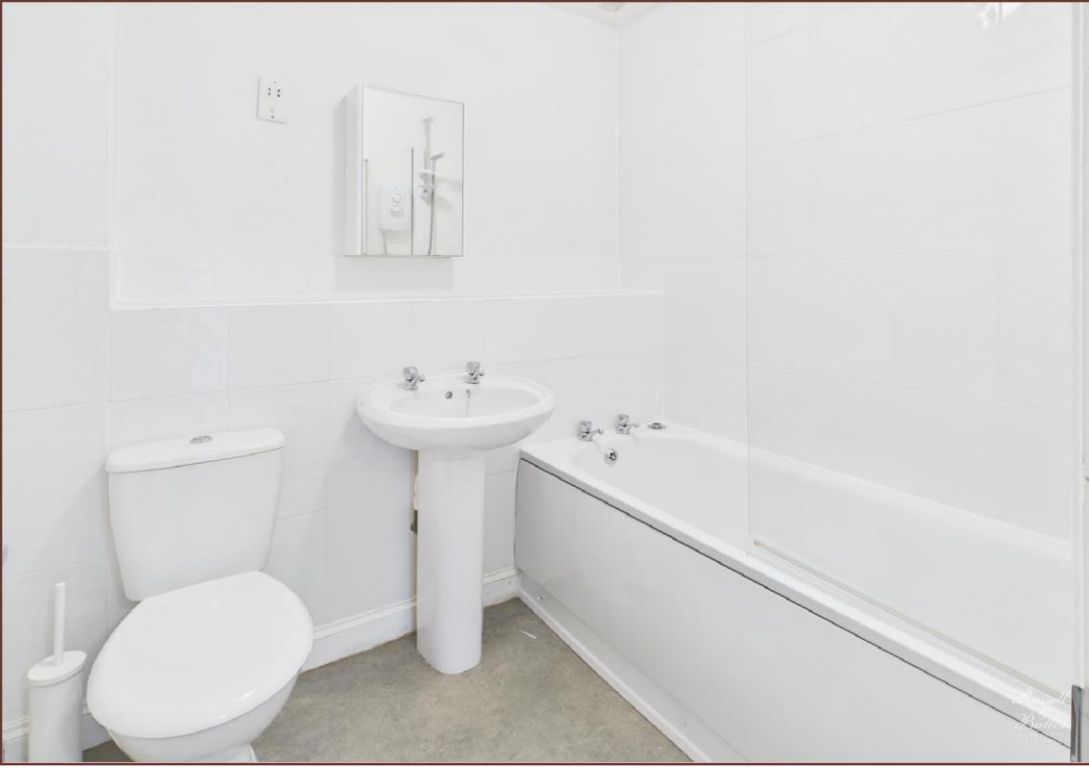
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Communal parking.

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⁽¹⁾
490 ft²
45.5 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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