

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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Paynes Court, High Street, Buckingham, MK18 1NQ

Asking Price £165,000.00 Leasehold

Conveniently located in Buckingham town centre being within close walking distance to all the amenities, including bus stops which provide excellent links to Milton Keynes, Aylesbury, Oxford and the surrounding areas, a well presented two bedroom first floor apartment in an exclusive development for the over 55`s. The property benefits further from a west facing balcony and resident and visitor parking. The accommodation in brief, communal entrance hall with telephone entry system, hall way with large walk in storage cupboard, lounge/diner with a feature balcony kitchen with integrated appliances, main bedroom with built in wardrobes and second double bedroom, three piece bathroom suite and separate cloakroom. There are attractive and communal gardens, a residents association and a site manager that provides assistance to the residents. The annual service charge includes buildings insurance, maintenance of the communal areas and a 24 hour emergency response/monitoring system should a resident require. EPC rating C. Council tax band C.



Entrance

Communal entrance door with door release entry system to:

Communal Entrance Hall

Providing access to accommodation.

Entrance Hall

With large walk in storage cupboard, telephone entry system, airing cupboard housing hot water tank, wall mounted storage heater.

Lounge/Diner

16' 5" X 9' 9" (5.02m X 2.99m)

Double glazed sliding doors leading out on the west facing balcony, wall mounted storage heater, three wall light points, coving to ceiling.

Cloakroom

5' 4" X 5' 1" (1.63m X 1.56m)

White suite of low level wc, pedestal wash hand basin, extractor fan, wall mounted storage heater, ceramic tiling to splash areas.

Kitchen

10' 10" X 4' 9" (3.31m X 1.46m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer taps, cupboard under, a further range of wall/drawer and base units, work tops over, ceramic tiling to splash areas, fitted electric hob, integrated electric oven and grill, integrated fridge & freezer, integrated washing machine, double glazed window to front aspect.

Bedroom One

11' 1" X 9' 7" (3.39m X 2.94m)

Two double glazed windows to side and rear aspects, wall mounted storage heater, built in wardrobes with sliding doors.

Bedroom Two

9' 11" X 9' 4" (3.03m X 2.87m)

Double glazed window to rear aspect, wall mounted storage heater.

Family Bathroom

7' 0" X 5' 0" (2.14m X 1.53m)

Suite of panel bath with shower attachment over, low level wc, pedestal wash hand basin, ceramic tiling to splash areas, extractor fan, wall mounted storage heater/towel rail.

Communal Gardens & Parking

Resident and visitor parking (unallocated). Communal well stocked & attractive gardens with seating areas, steps with hand rails leading up to property entrance.

Please Note

Council Tax Band C

EPC Rating C.

Lease details: Approx. 97 year lease remaining. Service charges currently approx. £500 per month for scheduled repairs, will be reviewed June/July 2026 and includes buildings insurance, maintenance and upkeep of parking, communal gardens and the site manager.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains drainage.

Heating: Electric.

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: Resident & visitor parking

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

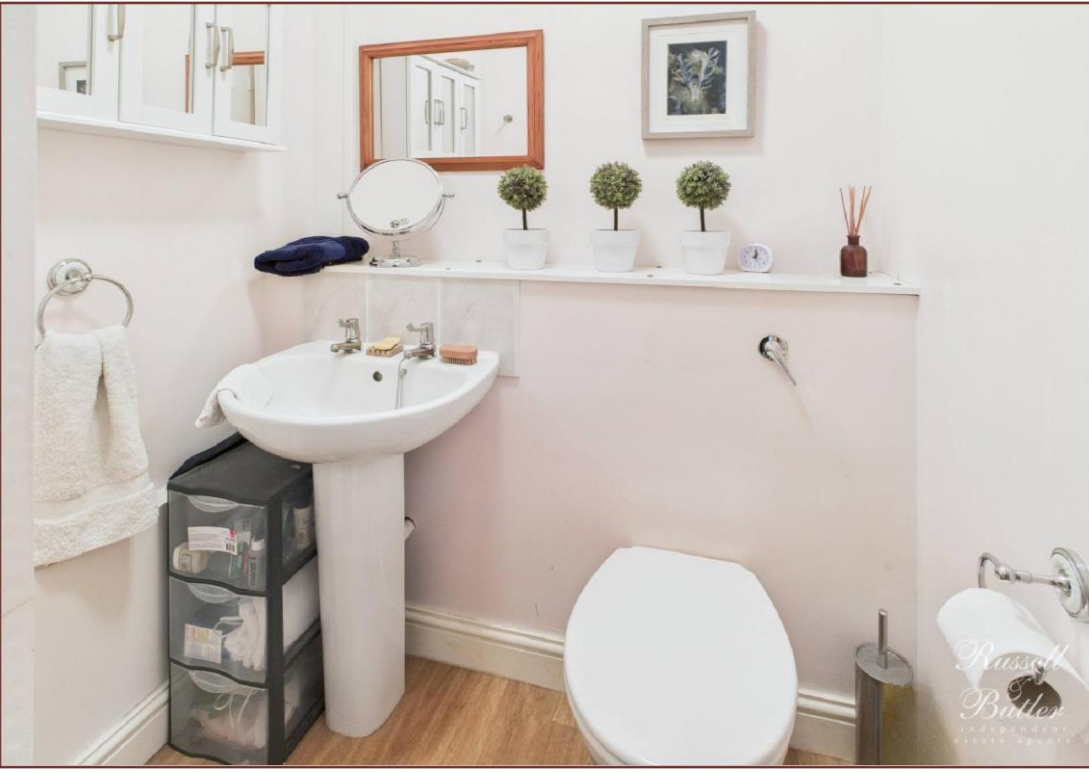
Mortgage Advice

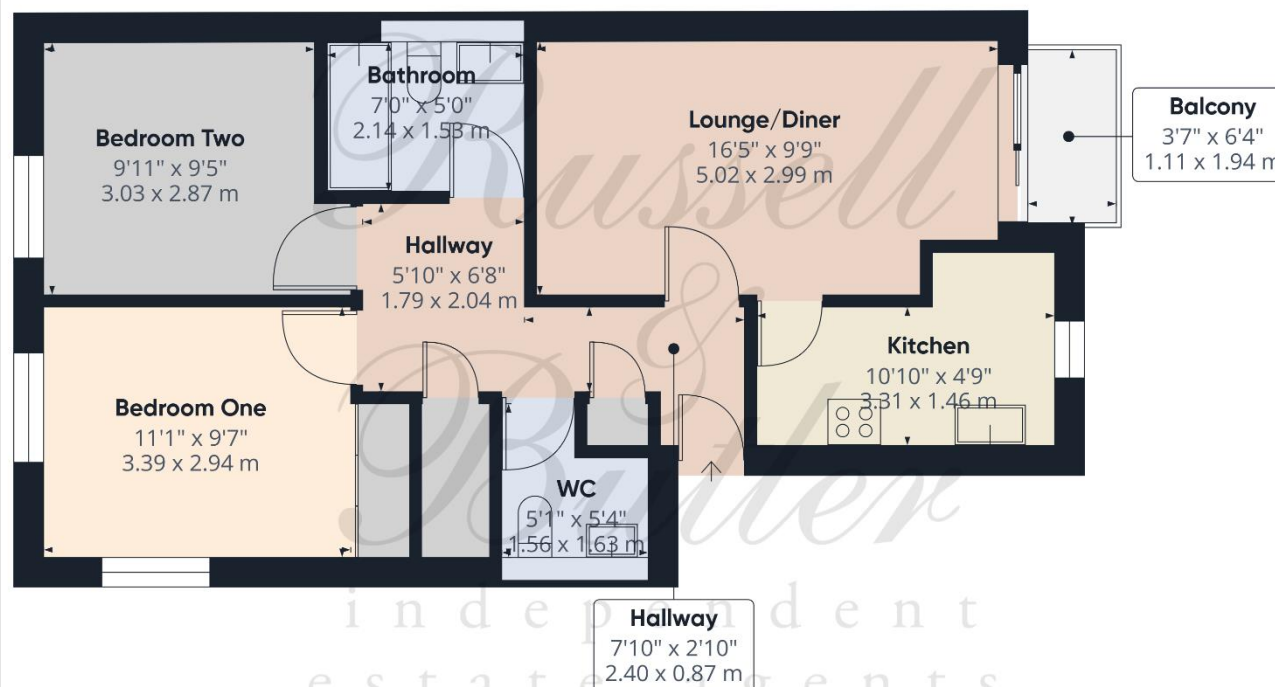
If you require a mortgage we highly recommend that you speak to our independent Mortgage Advisor Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of the market and due to the volume of mortgages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





Russell
& Butler
Independent
Estate Agents





Approximate total area⁽¹⁾

594 ft²
55.2 m²

Balconies and terraces

24 ft²
2.2 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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