

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Shetland, Buckingham, MK18 1WG

Asking Price £159,995.00 Leasehold

Offered for sale with no upper chain this well presented, first floor one bedroom apartment which would make an ideal first time or investment purchase. The property is in a quiet cul de sac and benefits further from two allocated parking spaces. Accommodation comprises: Telephone entry system to communal entrance hall with two individual post boxes, stairs rising to the first floor, sitting room with large utility storage cupboard, modern fitted kitchen/diner with built in electric oven and gas hob, space & plumbing for dishwasher, space for a large fridge/freezer and space for dining table and chairs, the double bedroom is of a good size and the bathroom comprises of a white suite. Allocated parking and communal bin store. EPC rating C. Council tax band B.



Entrance

Communal entrance door to entrance hall with intercom entry system.

Entrance Hall

Stairs rising to first floor, wall mounted post box, Upvc double glazed window to rear aspect, entrance door to apartment.

Sitting Room

10' 6" X 9' 8" (3.21m X 2.97m)

Upvc double glazed window to rear aspect, radiator, large storage utility cupboard with space and plumbing for automatic washing machine, storage shelving, open through to kitchen/diner.

Kitchen/Diner

8' 11" X 10' 4" (2.74m X 3.16m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, space and plumbing for dishwasher, space for tall fridge freezer, built in electric oven with four ring gas hob, filter hood over, cupboard housing Potterton gas fired boiler supplying both domestic hot water and gas to radiator central heating, ceramic tiling to splash areas.

Bedroom

12' 5" X 9' 4" (3.81m X 2.86m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

7' 1" X 5' 5" (2.17m X 1.66m)

White suite of panel bath with shower mixer tap attachment, glazed screen, low level wc, pedestal wash hand basin, chrome ladder towel radiator, light and shaver point, Upvc double glazed window to rear aspect.

Outside

Allocated parking for two cars, communal bin store.

Please Note

Council Tax Band B

EPC Rating C

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

Lease details 155 years from 2010

Ground rent approx. £300 per anum.

Service Charge £1,700 per anum

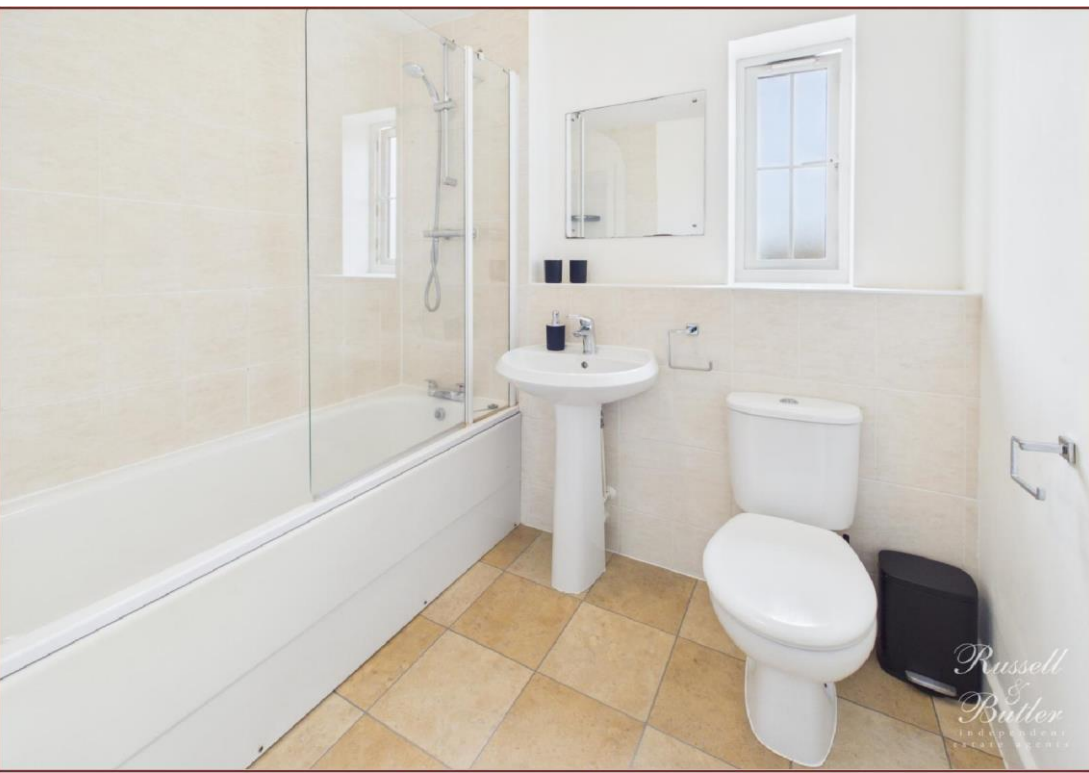
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: Two allocated parking 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.





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.

Visit us online: www.russellandbutler.com

