Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Coopers Wharf, Ford Street, Buckingham, MK18 1UP
Asking Price £245,000 Leasehold

A well-presented one-bedroom apartment enjoying delightful river views, conveniently situated just a short stroll from Buckingham town centre with allocated parking. Set within an attractive, purpose-built development, this appealing apartment offers comfortable and conveniently located accommodation, ideal for first-time buyers, downsizers or investors. The accommodation benefits from gas to radiator central heating, UPVC double glazing and a quality fitted kitchen by "Alno" with integrated appliances and granite work surfaces, together with a comfortable living area, double bedroom, bathroom and balcony. A particular feature of the property is its pleasant outlook towards the river, providing an attractive setting whilst remaining within easy walking distance of Buckingham's shops, restaurants, cafés and other amenities. Council Tax Band B. Energy Rating awaited.









Communal Entrance
Stairs rising to first floor.

Entrance
Solid wood entrance door to:

Entrance Hall
Radiator, good sized built in storage cupboard with light and shelving, entry phone system, second good size cupboard with light.

Sitting Room/Dining Room
18' 1" X 12' 8" (5.53m X 3.88m) Irregular shaped room.
Two double radiators, Upvc double glazed window to side aspect with riverside views.

Kitchen
11' 5" X 10' 1" (3.50m X 3.09m)
Fitted to comprise inset stainless steel one and a half bowl sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, granite work surfaces and splash backs, hob with extractor canopy over, oven under, integrated dishwasher, plumbing for automatic washing machine, integrated fridge freezer, cupboard housing "ideal" gas fired boiler supplying both domestic hot water and radiator central heating, ceramic tiled floor, radiator, Upvc double glazed French doors to balcony.

Bedroom
13' 1" X 10' 1" (4.01m X 3.09m)
Radiator, built in double wardrobe, Upvc double glazed window to side aspect.

Bathroom
6' 9" X 5' 5" (2.08m X 1.66m)
White suite of panel bath with shower over, glazed splash screen, wash hand basin with cupboard under, low flush wc, ladder towel radiator, extractor fan, shaver point, ceramic tiled floor, full ceramic tiling to walls.

Please Note
EPC Rating: TBC.
Council Tax Band: B.

Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast 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: Allocated parking space. Visitors parking spaces available.

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)
619 ft²
57.5 m²

Balconies and terraces
34 ft²
3.2 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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