

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

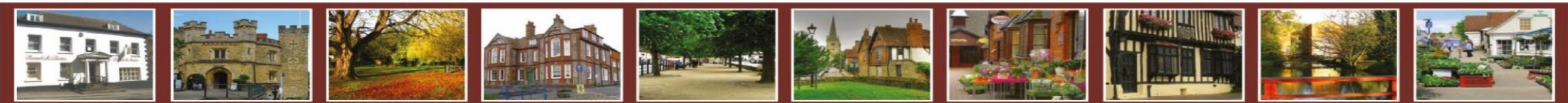
OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Badgers Way, Buckingham, MK18 7EQ
£1,550.00 PCM

This three-bedroom detached property is situated on the Badgers development in Buckingham and is available to rent immediately. The property offers practical living accommodation, with three bedrooms and one bathroom, making it suitable for families, couples or professional tenants looking for a home in the area. The bathroom has recently been refitted, providing a fresh and updated space. The property also benefits from a garden, offering outdoor space to enjoy, as well as shared parking with one allocated parking space. Situated in Buckingham, the property is within reach of local shops, amenities and everyday essentials. The town also offers transport links to nearby towns and surrounding areas, making it a convenient location for those living and working locally. With three bedrooms, a detached layout and outdoor space, the property offers a practical option for tenants looking for a home in Buckingham. EPC Rating: C Council Tax Band: C. Monthly rent: £1,550. Holding deposit: £357.69. Tenancy deposit: £1,788.46. Available Now



Material Information

DEPOSIT INFORMATION:

A Holding deposit of £357.69 is required to reserve this property (based on the advertised rent).

Deposit payable: £1788.46

EPC RATING: C

COUNCIL TAX BAND: C

BROADBAND/MOBILE COVERAGE: Standard 1000Mbps, and Ultrafast 1000 Mbps broadband available. 4G inside likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom)

UTILITIES: All mains supplies connected. Utilities payable by tenant.

FURNISHING STATUS: Unfurnished

HEATING SOURCE: Gas

FLOOD RISK FROM RIVER: Very low

RIGHTS & RESTRICTIONS: N/A

BUILDING SAFETY: N/A

PLANNING PERMISSION: N/A

COALFIELD/MINING AREA: N/A

SEWERAGE: Mains Drainage connected

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

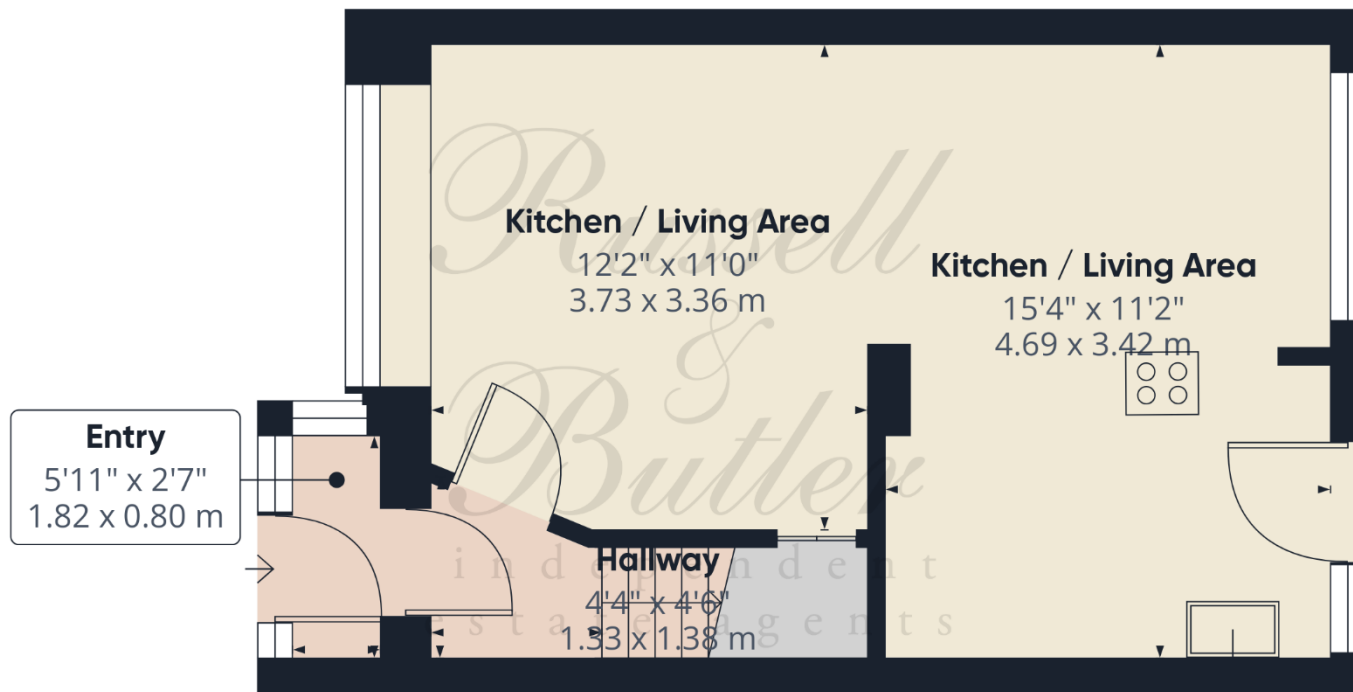


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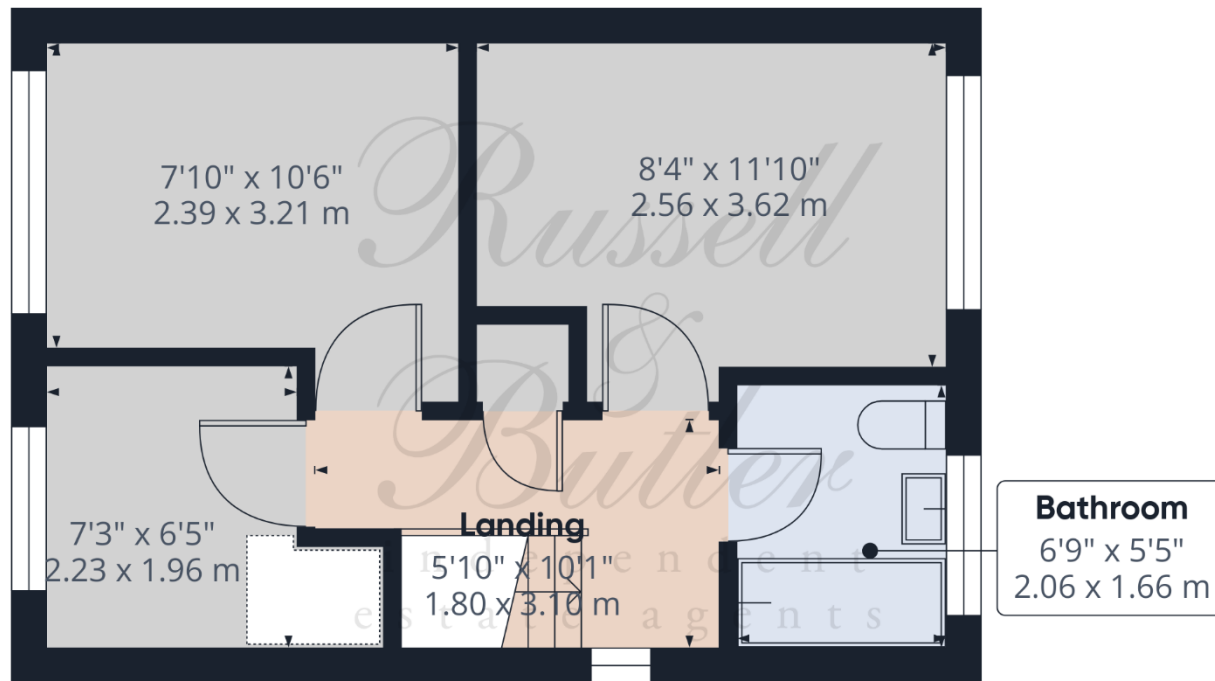


Floor 0 Building 1

Approximate total area⁽¹⁾

690 ft²

64.1 m²



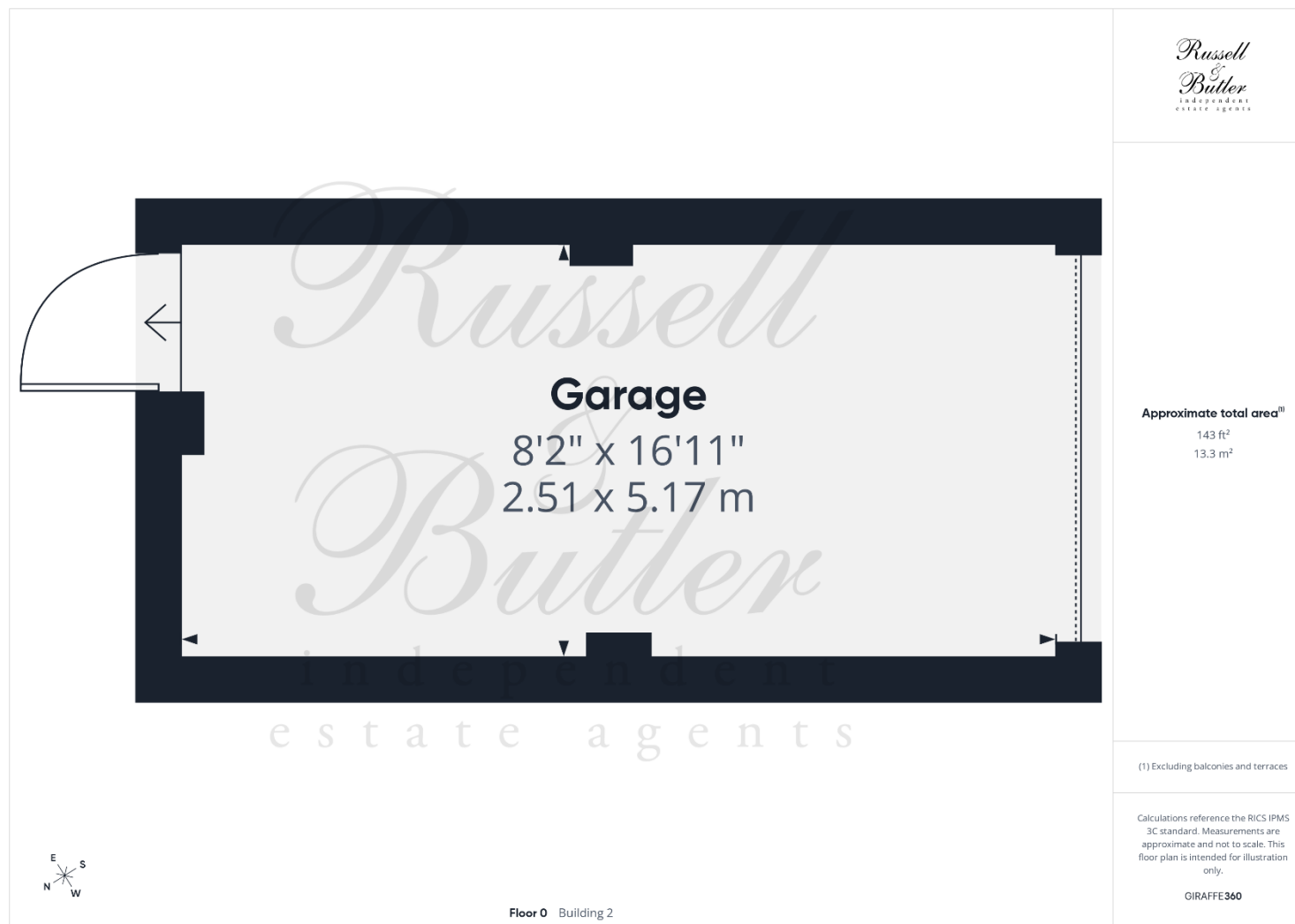
Floor 1 Building 1

(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.

GIRAFFE360





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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