

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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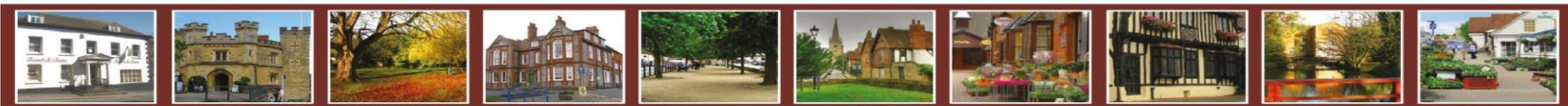


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The Moat House, Buckingham, MK18 1EU

Asking Price £215,000 Leasehold

A two double bedroom second floor apartment located close to the town centre and within WALKING DISTANCE TO THE UNIVERSITY. The accommodation briefly comprises communal entrance, entrance hall, lounge/dining room, kitchen which includes cooker, washing machine and fridge/freezer. Two double bedrooms both with fitted wardrobes, bathroom with shower over bath. The property benefits from being double glazed. The property benefits further from a single garage. EPC RATING D/COUNCIL TAX BAND B.



Communal Entrance

UPVC door to; stairs rising to flat entrance.

Entrance

Door to;

Hallway

Electric panel heater, built in storage cupboards; doors to accommodation.

Lounge/Diner

UPVC double glazed window to side aspect, electric panel heater.

Kitchen

Fitted to comprise; inset single drainer stainless steel sink unit with cupboard under, further range of base and eye level units, integrated double electric cooker, extractor fan over, UPVC double glazed window to front aspect.

Bedroom One

Built in double wardrobe with hanging rail, electric panel heater, UPVC double glazed window to side aspect.

Bedroom Two

Built in double wardrobe with hanging rail, electric panel heater, UPVC double glazed window to side aspect.

Bathroom

Suite of panel bath with shower over, pedestal wash hand basin, low level W.C, heated towel rail, ceramic tiling to all splash areas, UPVC double glazed window to rear aspect.

Please Note

Lease 999 years from 1st September 2006.

Owners share the freehold.

Management charge £125.00 per month including buildings insurance.

Council Tax Band B EPC Rating D

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

BROADBAND/MOBILE COVERAGE: Standard, Superfast and 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: Garage 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.





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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