

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

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Royal Court, Chandos Road, Buckingham, MK18 1AL

Asking Price £450,000 Leasehold/Share of Freehold

Rarely available and presented in immaculate condition, this spacious two double bedroom, two bathroom garden apartment that overlooks the well tended communal gardens reaching down to the river. This lovely apartment is well suited for professionals and downsizers or those seeking a low maintenance lifestyle and benefits further from a re-fitted kitchen with integrated appliances, allocated underground parking with storage, and is perfectly located within close and easy walking distance to Buckingham Town centre with an excellent range of shops, cafes and transport links. The accommodation in brief: communal entrance hall with intercom entry system, lift providing ease of access to garden and 1st floor apartments, spacious entrance hall with built in storage cupboards, sitting room with French doors leading out onto the private patio garden and overlooking the communal gardens, re-fitted kitchen/diner with integrated appliances, bedroom one with built in wardrobes and en-suite shower room, bedroom two and a separate bathroom. EPC rating awaited. Council tax band C. This property is available with no onward chain.



Communal Entrance

Spacious communal entrance hall with intercom telephone entry system, leading to the apartments, stairs and lift.

Entrance Door

Door to entrance hall.

Entrance Hall

18' 1" X 5' 4" (5.53m Max x 1.65m Max)

A spacious hallway providing access to the accommodation with ample cloaks hanging space, airing cupboard housing hot water tank with shelving as fitted, radiator, useful double depth storage cupboard, inset downlighters.

Sitting Room

18' 1" X 10' 4" (5.53m X 3.15m)

Upvc double glazed French doors and Upvc double glazed window leading to and overlooking a delightful communal lawned garden with well stoked flower beds and borders, mature trees which leads down to riverside views , radiator, coving to ceiling, Upvc double glazed window to side aspect.

Kitchen/Diner

12' 1" X 10' 3" (3.69m X 3.13m)

Refitted to a hi specification to comprise inset sink unit with mixer taps, cupboard under, a further range of wall, drawer and base units with stone work tops over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, pull out larder unit, electric hob with filter hood over and electric oven under, built in microwave, Upvc double glazed window to front aspect, ceramic tiled flooring, undercounter lighting, inset downlighters.

Bedroom One

14' 0" X 11' 4" (4.27m X 3.47m)

Upvc double glazed French doors to private patio enclosed by railings and overlooking the communal grounds, radiator, built in double width wardrobes, radiator, door to:

En-Suite

9' 3" X 4' 7" (2.82m X 1.42m)

Double width shower cubicle with power shower as fitted, wall mounted wash hand basin, low level wc, inset downlighters, Upvc double glazed window to rear aspect, ceramic tiling to all walls, ladder/heater towel rail.

Bedroom Two

17' 3" X 8' 5" (5.28m X 2.57m)

Double glazed window to side aspect, radiator, built in double width wardrobes with hanging rails and shelving as fitted.

Family Bathroom

9' 3" X 5' 8" (2.82m X 1.73m)

White suite of panel bath, low level wc, pedestal wash hand basin, chrome ladder towel rail, full height ceramic tiling to walls, inset downlighters.

Private Patio

Enclosed by black railings with gated access, paved and shingle patio areas, enjoying fabulous views of the mature and well tendered communal lawned gardens, with established trees and planting leading down to the riverside setting.

Allocated Parking

1 Allocated parking space in underground secure garage.

Rear Communal Gardens

A particular feature of this high specification property are the well tendered and established communal gardens, with several seating areas, laid mainly to lawn with mature trees, shrub beds and borders which extend down to the river offering a peaceful and picturesque setting that can be enjoyed all year round.

Please Note

EPC Rating: TBC

Council Tax Band: C

Leasehold/Share of Freehold

The 12 Apartments have a share of the freehold. Owners are all Directors and are invited to attend regular resident's meetings. 999-year lease granted 2017

There is a monthly charge of £231.07 per calendar month towards the maintenance of the building, carparking, lighting and communal gardens.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating

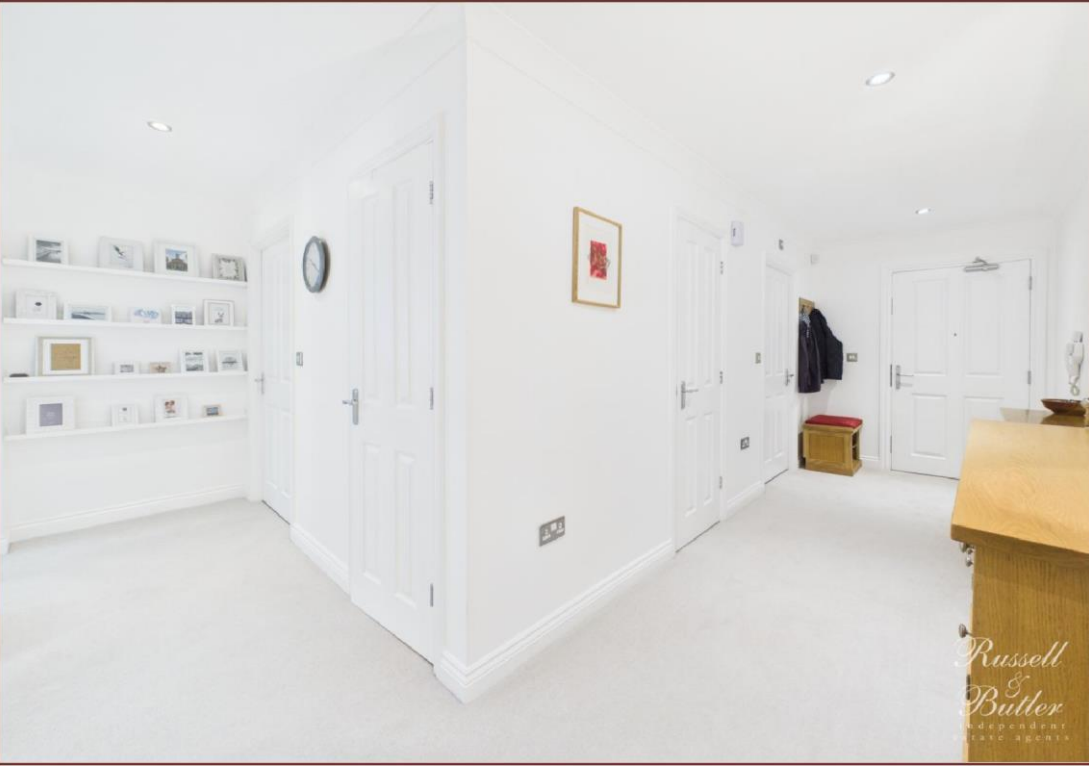
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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: One Allocated parking space in secure underground carpark.

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.



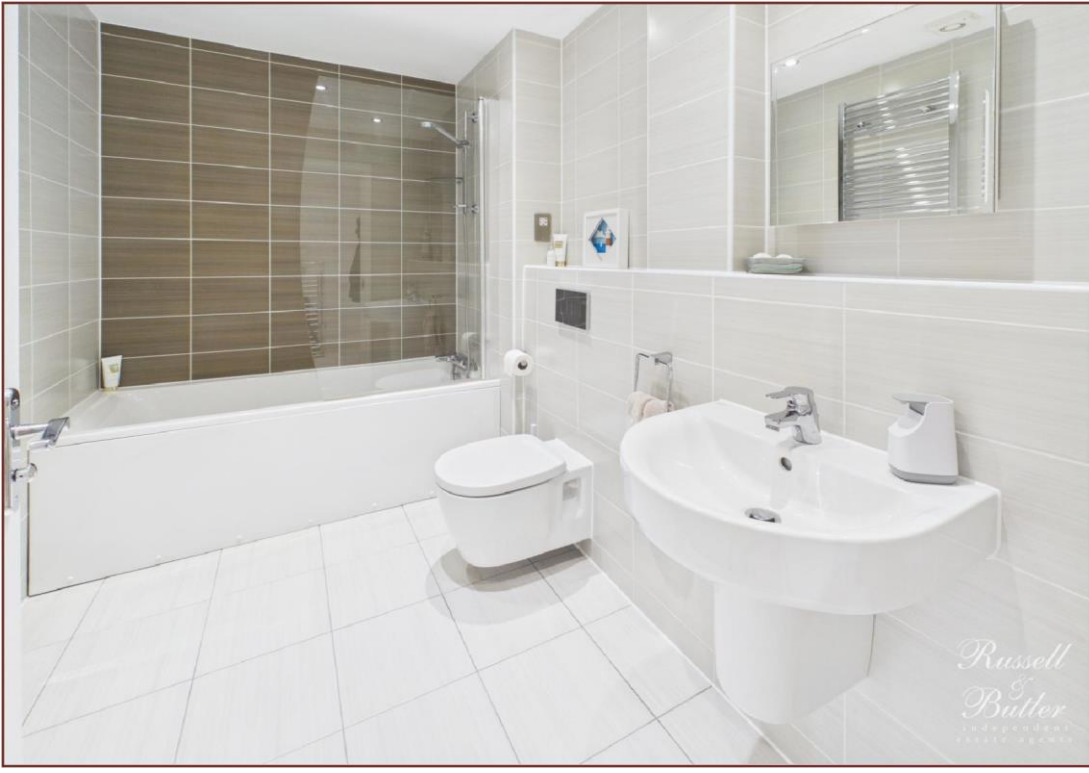
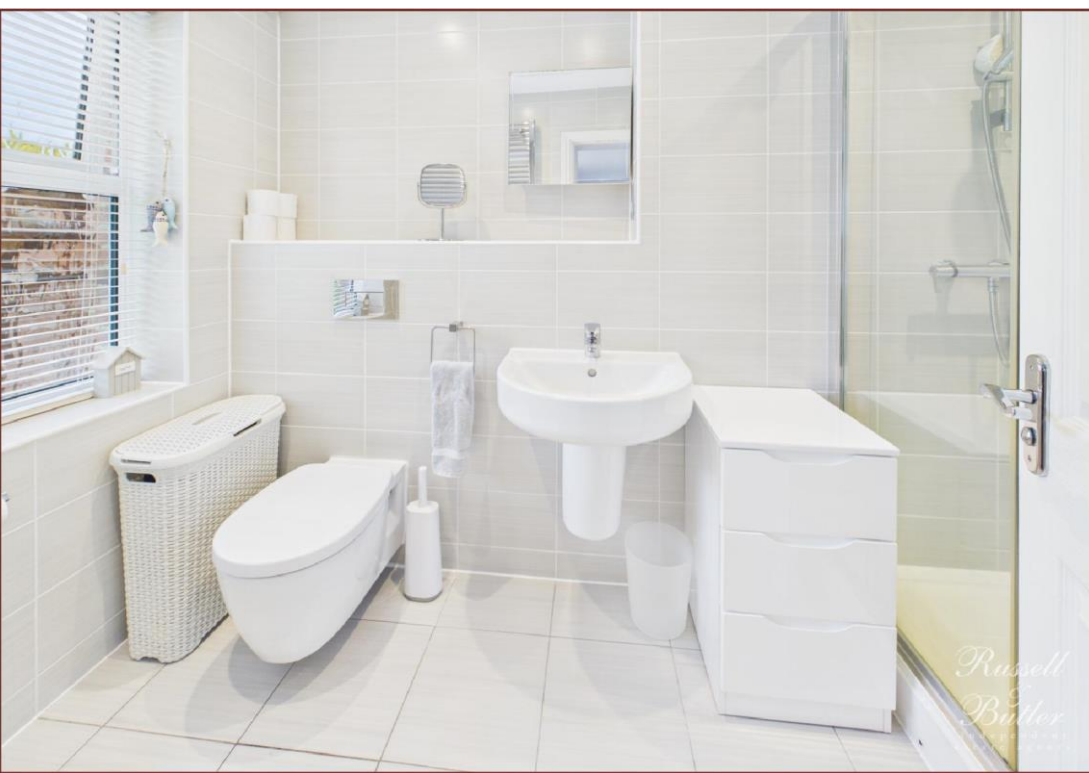
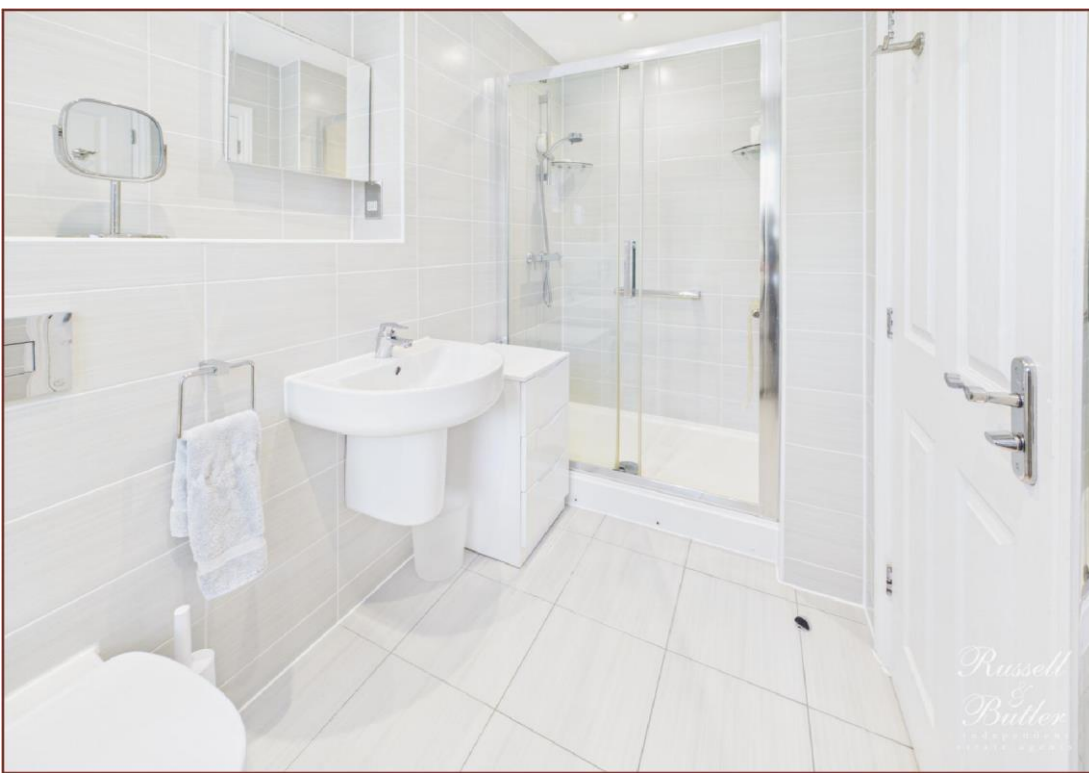


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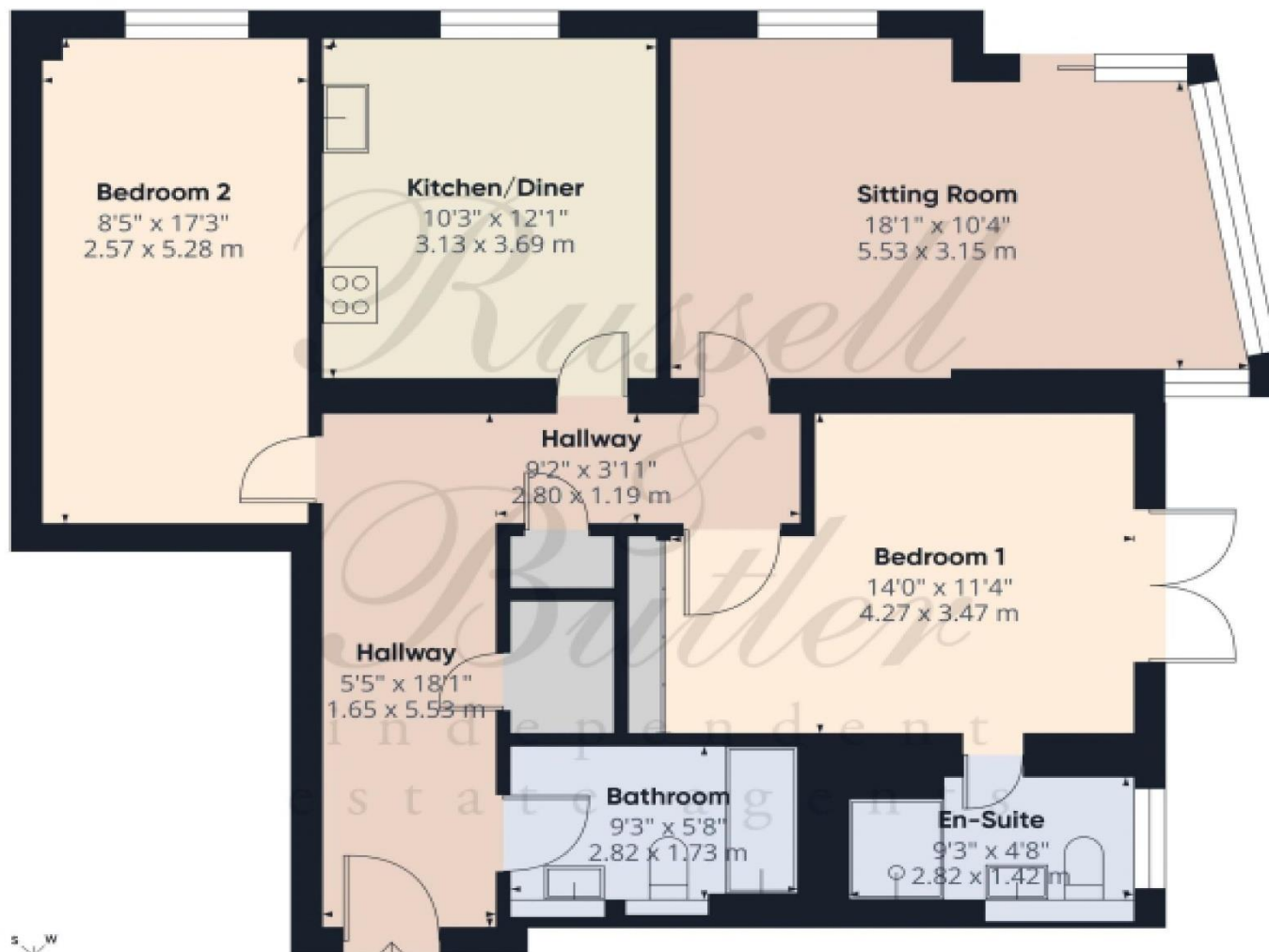


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Approximate total area*
884 ft²
82.2 m²

(*) 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.

GRAFFI 360

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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