

Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Meadow Gardens, Buckingham, MK18 1BJ

Asking Price £189,995

A two bedroom first floor maisonette offered with an allocated parking space and a garden. Benefits include double glazing and fitted kitchen and is available with NO ONWARD CHAIN. The accommodation comprises: Entrance hall, inner hall, sitting/dining room, kitchen/breakfast room, two bedrooms, shower room, parking and garden. Council Tax Band B. Energy rating D. Lease Details 199 years from 23/02/1979. Ground Rent £25.00 per annum for the first 50 years, £50.00 per annum for the next 50 years, £75.00 per annum for the next 50 years and £100.00 per annum for the remainder of the term.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Stairs rising to first floor.

Inner Hall

Access to loft space.

Sitting/ Dining Room

Electric radiator, built in storage cupboard, Upvc double glazed window to rear aspect.

Kitchen/ Breakfast Room

Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, solid wood work surfaces, four ring ceramic hob, electric oven under, integrated dishwasher, integrated fridge, Upvc double glazed window to rear aspect.

Bedroom One

Electric radiator, Upvc double glazed window to front aspect, built in triple wardrobe.

Bedroom Two

Electric radiator, large over stairs storage cupboards, Upvc double glazed window to front aspect.

Shower Room

White suite of double width fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, inset LED Downlighting, extractor fan.

Front Aspect

Rear Garden

Laid to lawn.

Please Note

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EPC Rating: D

Council Tax: B

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

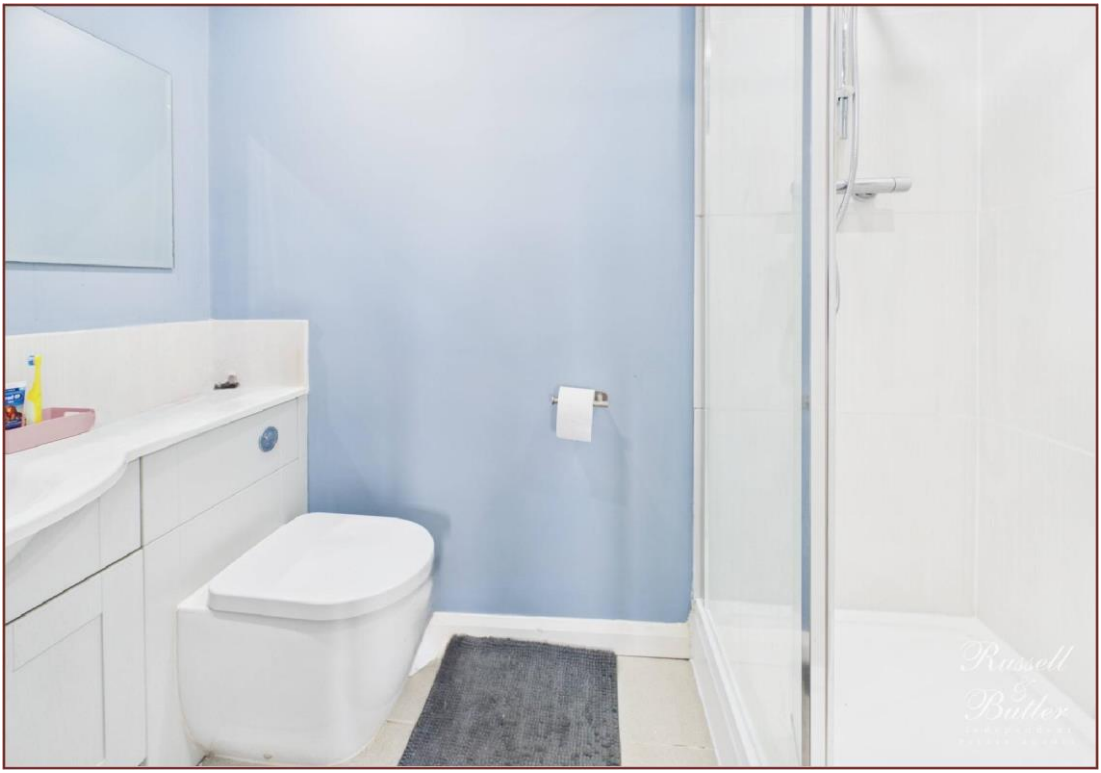
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability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

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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