

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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Coopers Wharf, Ford Street, Buckingham, MK18 1UP
Guide Price £325,000.00 Leasehold

A well presented, two double bedroom, two bathroom first floor apartment located within easy walking distance to Buckingham Town Centre and all its amenities and benefiting further from riverside and town views. This high specification accommodation comprises: communal entrance with entry phone system, entrance lobby, hallway, sitting room with French doors leading out onto the balcony with river and town views, kitchen with granite worktops and integrated appliances, bedroom one with en-suite shower room, further double bedroom with built in wardrobes and bathroom with white suite. Allocated parking space, visitor parking and shared communal gardens. EPC rating B/Council tax band C. Lease details: 125 Years from 2007, Service charge: £1980 per annum, Ground maintenance: £500 per annum.



Communal Entrance

Stairs rising to first floor, door to:

Entrance

Door to:

Entrance Hall

Built in storage cupboard with hanging rail and shelving, further storage cupboard and radiator.

Sitting Room

15' 1" X 14' 9" (4.60m X 4.51m)

Two radiators, Upvc double glazed window to side aspect, Upvc double glazed window and double door to balcony overlooking the river.

Kitchen/Breakfast Room

13' 0" X 12' 1" (3.97m X 3.69m)

Fitted to comprise integrated stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base, drawer and eyelevel units, granite work tops and splash backs, integrated electric oven, four burner gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, space for washing machine, radiator, cupboard housing gas fired boiler, Upvc double glazed window to rear aspect.

Bedroom One

14' 9" X 10' 6" (4.50m X 3.22m)

Upvc double glazed window to front aspect, radiator.

En-Suite

9' 8" X 5' 6" (2.96m X 1.70m)

Suite of double width fully tiled shower cubicle, vanity wash basin with shelving and cupboard under, low level wc, ceramic tiling to all splash areas, heated towel rail, Upvc double glazed window to side aspect.

Bedroom Two

12' 1" X 8' 9" (3.69m X 2.69m)

Built in double wardrobe with hanging rail and shelving, radiator, Upvc double glazed window to front aspect.

Family Bathroom

7' 11" X 5' 6" (2.43m X 1.69m)

White suite of panel bath with shower attachment, vanity wash hand basin with cupboard under, low level wc, ceramic tiling to all splash areas, heated towel rail, extractor fan.

Communal Gardens

Please Note

Council Tax Band C

EPC Rating B

Lease details: 125 Years from 2007, Service charge: £1980 per annum, Ground maintenance: £500 per annum.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central 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: One 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.

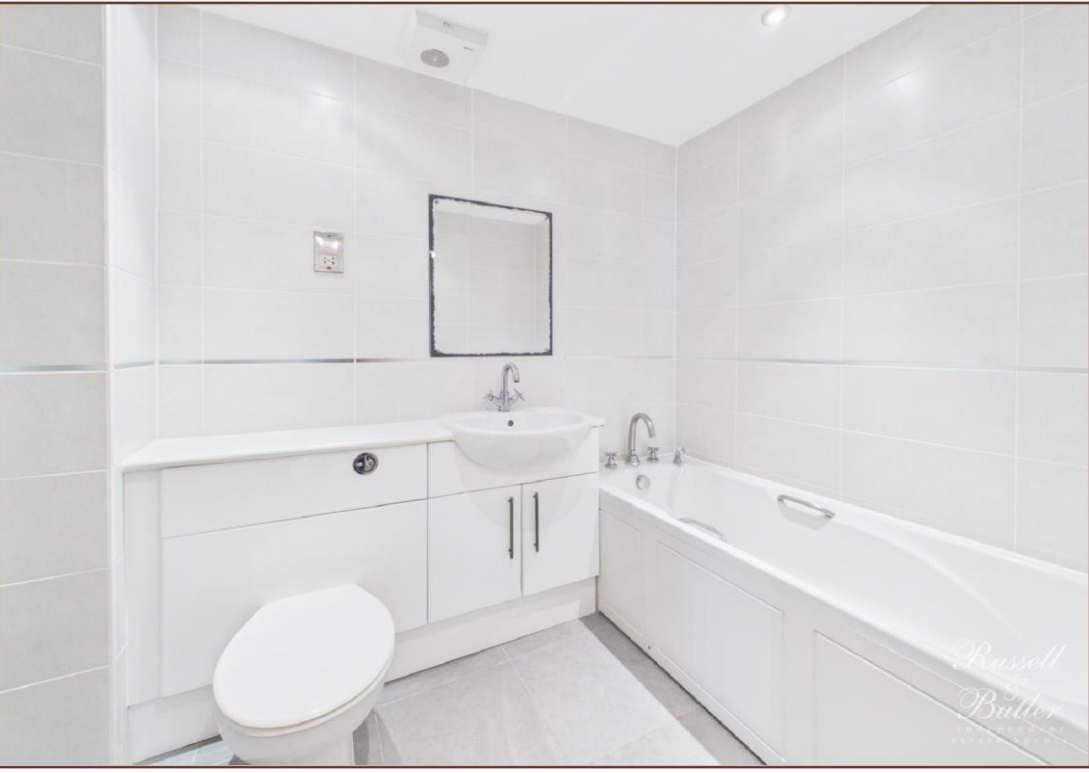
Mortgage Advice

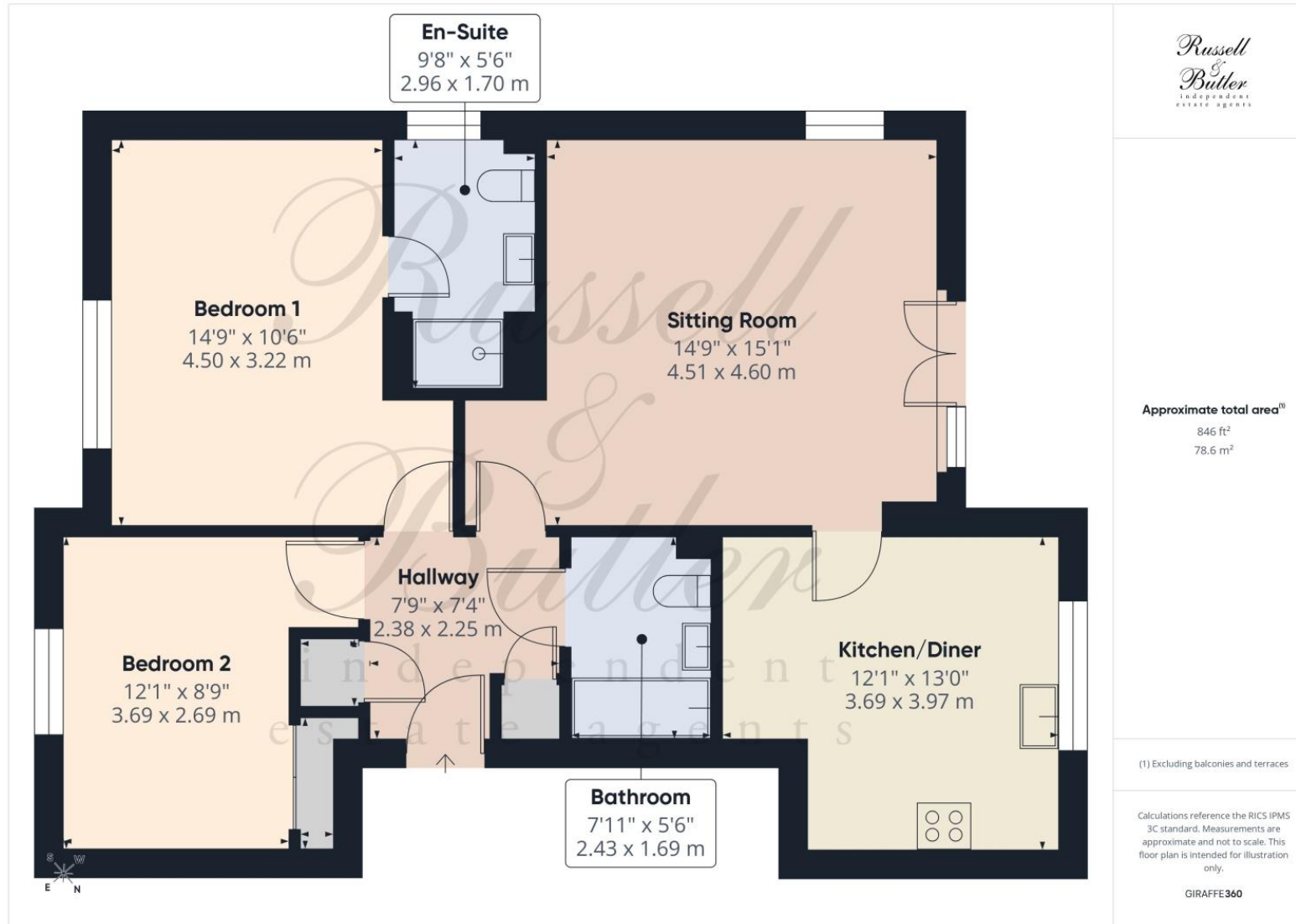
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell
& Butler*
independent
estate agents





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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