

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

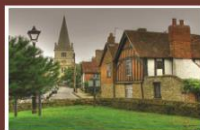
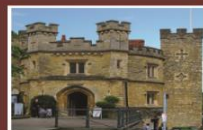
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Flat 32, Nelson Court, Nelson Street, Buckingham, MK18 1PY

£159,995 Leasehold

Situated on the top floor of Nelson Court this one bedroom flat benefits from being situated WITHIN A SHORT WALK TO THE TOWN CENTRE & UNIVERSITY. The property would make an IDEAL BUY TO LET with a tenant in situ paying £720 PCM. The accommodation briefly comprises: Communal entrance, entry phone system, entrance hallway with fitted storage/hanging space, double bedroom, white bathroom suite with electric shower over bath, lounge/dining room and kitchen. The property further benefits from an ALLOCATED PARKING space. NO UPPER CHAIN. EPC rating C. Length of lease 999 years from January 1990. Ground rent and service charges approx £100.00 per month.



Communal Entrance

Secure communal entrance door to communal entrance hall with stairs rising to first and second floors. Door to;

Entrance Hall

Double width storage cupboard, airing cupboard housing hot water tank, linen storage space.

Lounge/Diner

13' 3" x 12' 9" (4.04m x 3.88m)

Velux window, window to rear aspect enjoying views to the river, electric heater, television point, telephone point subj

Kitchen

9' 1" x 5' 10" (2.77m x 1.78m)

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range built in electric oven and hob with filter hood over, splash backs, vinyl flooring, space and plumbing for automatic wash under counter fridge. Velux window.

Bedroom

9' 6" x 9' 9" (2.89m x 2.97m)

Please note some restricted headroom. Window to side aspect, Velux window, electric storage heater.

Bathroom

5' 11" x 7' 1" (1.80m x 2.16m)

A white suite of panel bath, low level W/C, pedestal wash and basin, ceramic tiling to splash areas, extractor fan, light a

Outside

One Allocated Parking Space.

Please Note

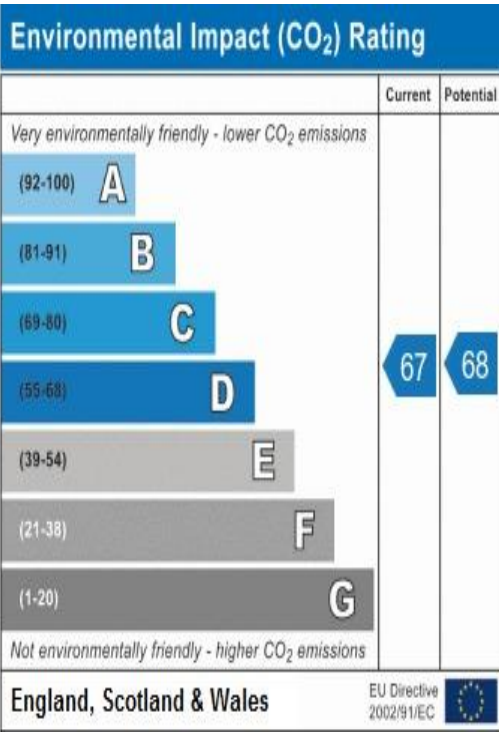
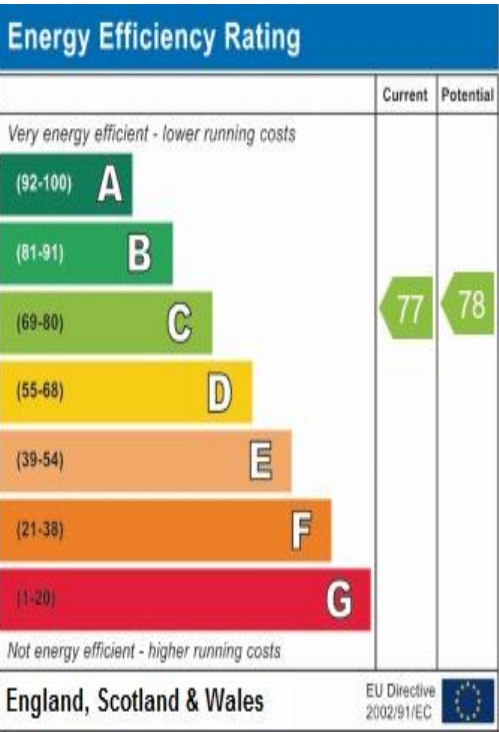
All main services are connected with the exception of gas. Council tax band B. Lease details; Length of lease 999 years from January 1990. Ground rent and service charges approx £100.00 per month.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Hannah Parker. Hannah 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 Hannah on 01280 815999 or 07852 168393 Alternatively, you can email hannah.parker@mab.org.uk

NB

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq ft. (39.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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