



At a glance

- **Modern Second Floor Apartment**
- **Three Bedrooms**
- **No Upward Chain**
- **Close Proximity To The Town Centre And All Amenities**
- **Residents' Parking**
- **Communal Lawned Areas**
- **EPC Rating D**

Full property description

An immaculately presented modern apartment, ideally situated in the heart of the highly sought-after market town of Buckingham. Located just 0.4 miles from the town centre, the property offers convenient access to a wide range of local amenities and excellent commuter links.

Spanning across 1041 Sq. Ft, the accommodation briefly comprises: an entrance hall, kitchen, sitting/dining room, three bedrooms and a bathroom. Further benefits include residents' parking and access to well-maintained communal lawned areas.

With its central location and close proximity to the University of Buckingham, the Royal Latin School and key transport links, this attractive property offers an excellent opportunity for first-time buyers and investors alike.





Additional Information

Services: Mains water, electricity

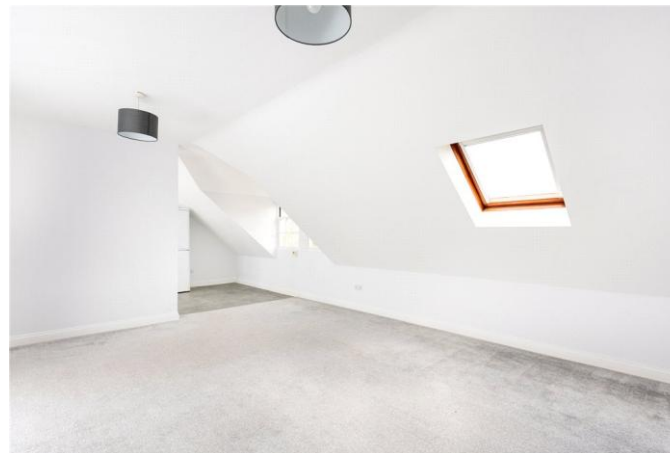
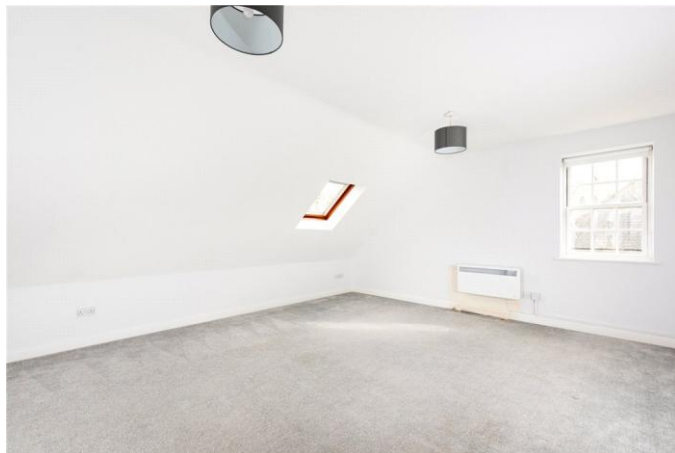
Local Authority: Aylesbury Vale Council

Council Tax Band: C

Energy Efficiency: D

Entrance

Enter via the front door into the entrance hall which includes the telecom entry system, carpeted flooring and doors leading to all accommodation and to a storage cupboard



Kitchen

The kitchen includes both high level and low level units, tiling to splashback areas, stainless steel sink with mixer tap, and integrated appliance such as a low-level oven, hob and extractor hood. There are also spaces for further appliances such as a washing machine and fridge/freezer. A door leads to the entrance hall and an opening leads to the sitting/dining room.



Sitting/Dining Room

The sitting/dining room has carpeted flooring, partially vaulted ceiling, two dormer windows to the side aspect, a window to the front aspect and a Velux window.

Bedroom One

Bedroom one has carpeted flooring, access to a storage cupboard, partially vaulted ceiling, and a Velux window.

Bedroom Two

Bedroom two has carpeted flooring, access to a storage cupboard, partially vaulted ceiling, a Velux window and a window to the rear aspect.

Bedroom Three

Bedroom three has carpeted flooring, access to a storage cupboard, partially vaulted ceiling, and a Velux window.





Bathroom

The bathroom includes a WC, handwash basin, panelled bath with shower above, glass shower screen, wall tiling, fitted cabinets, shaver point, extractor fan and a Velux window.

Outside

This property benefits from residents' parking and use of communal lawned areas.

Additional Information

Lease Remaining: 125 years

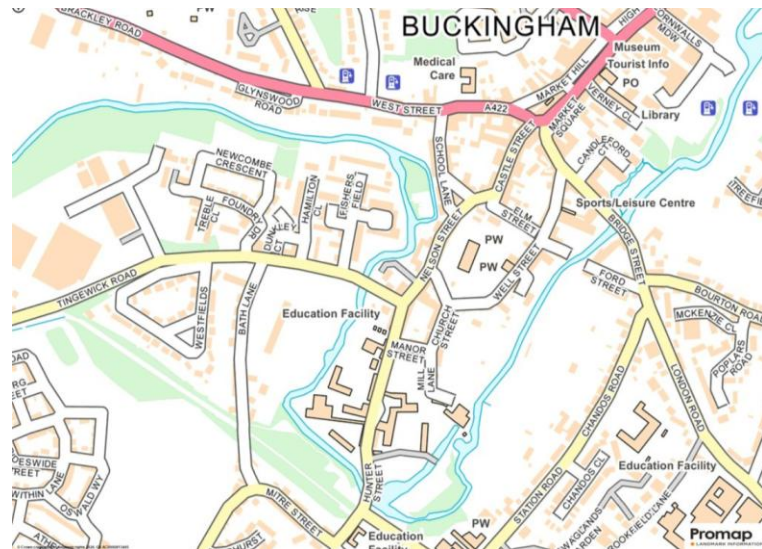
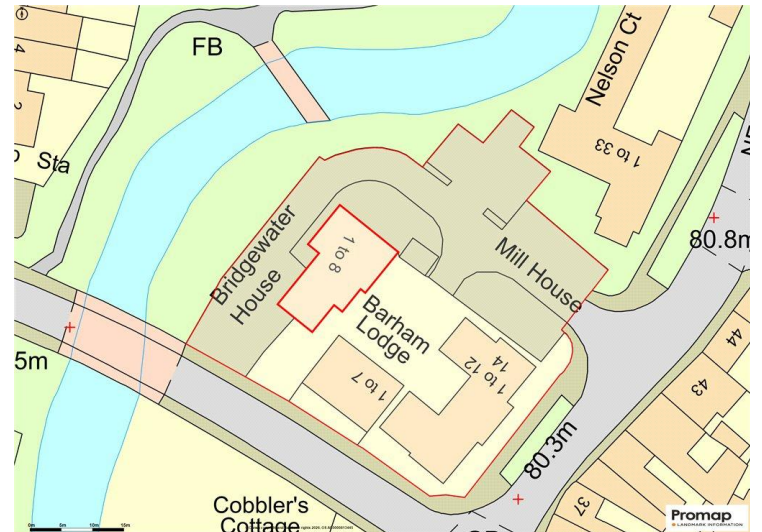
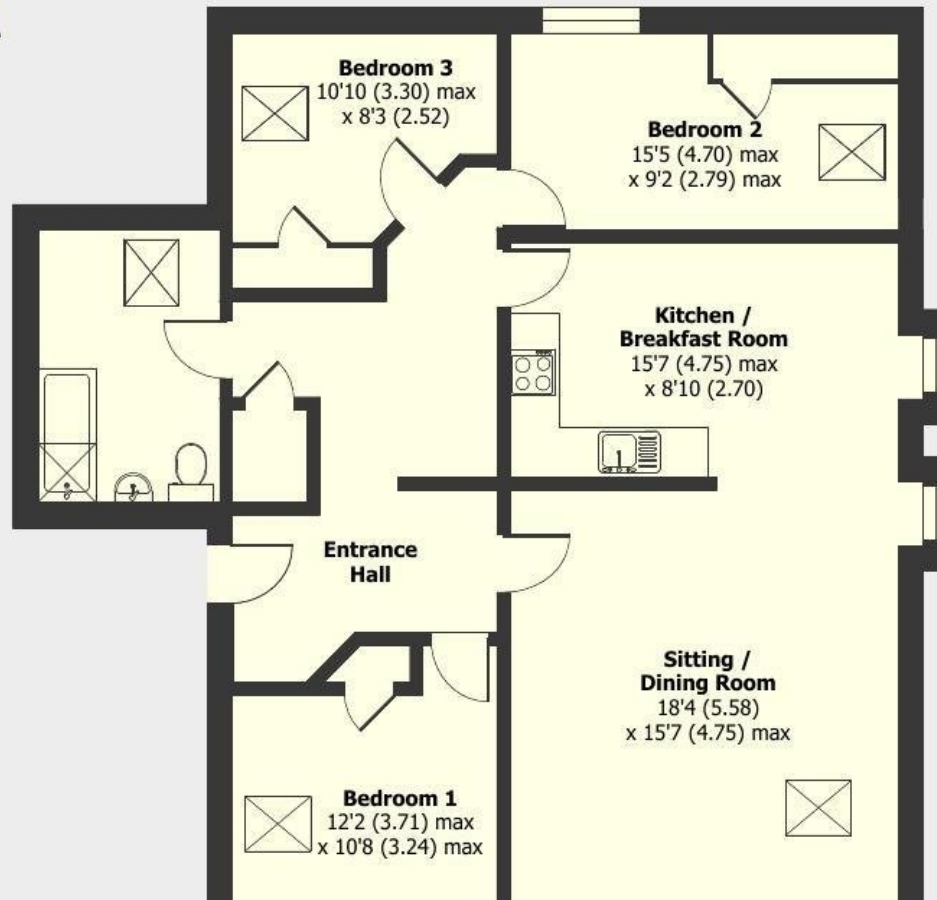
Service Charge: £2,311 p/a

Ground Rent: £ 0 p/a



Nelson Street, Buck

Approximate A



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Mustard has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order.
The buyer is advised to obtain verification from their solicitor or surveyor.

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