

15 Wharfside Place

Buckingham | Buckinghamshire





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Buckingham
Buckinghamshire
MK18 1GT

£1,200 Per Calendar Month

- Mid terrace
- Two bedrooms
- Large feature conservatory
- Views over parkland to rear
- Walking distance to town centre
- Modern fitted kitchen
- Refitted bathroom
- Parking for two cars
- Quiet cul-de-sac location
- Small pet considered
- Unfurnished
- AVAILABLE NOW





A modern, exceptionally well presented two bedroom mid-terrace house including a large conservatory, within walking distance of the town centre and local amenities. Benefiting from an enclosed rear garden with views over parkland and parking for two cars.

Accommodation comprises

Entrance hall, good sized living / dining, modern kitchen and conservatory leading to patio garden, first floor landing, two double bedrooms and family bathroom with shower over bath.

AVAILABLE NOW

Entrance

White UPVC double glazed door to Entrance Hall. Panel radiator.

Entrance Hall

Wooden floor, doors to kitchen and living room. Stairs rising to first floor. Pendant light. Central heating controls. Panel radiator.

Lounge

13' 2" x 11' 11" (4.01m X 3.63m)

Wooden floor. Double panel radiator. Built in under stairs storage cupboard. Wall lighting. Television point. UPVC window and double glazed door leading to conservatory.

Kitchen

9' 11" x 6' 7" (3.02m X 2.01m)

Ceramic tiled floor. Kitchen comprising sink with mono-block tap, a range of fitted units with a built-in oven / grill, four ring induction hob, extractor hood, integrated fridge freezer and a freestanding slimline dishwasher. Inset down lighters. Window to front aspect with UPVC double glazing.

Conservatory

11' 7" x 9' 3" (3.53m X 2.81m)

Wooden floor. UPVC double glazed doors leading to garden. Pedant light. Panel radiator.

First Floor Landing

Loft access. Pedant light, access to all bedrooms and family bathroom.

Bedroom One

13' 2" x 8' 11" (4.01m X 2.71m)

Double bedroom with double width storage cupboard. Window to rear aspect with UPVC double glazing. Pedant light. Panel radiator.

Bedroom Two

9' 11" x 6' 9" (3.02m X 2.05m)

Single bedroom with built in wardrobes. Window to front aspect with UPVC double glazing. Pedant light. Panel radiator.

Family Bathroom

6' 11" x 6' 5" (2.12m x 1.95m)

Fully tiled bathroom including black marble floor and travertine wall tiles, with shower over bath, glazed screen. Low level W.C. Pedestal wash hand basin. Extractor fan. Chrome ladder heater towel rail. Inset down lighters.

Outside

Enclosed rear garden laid to patio. Views beyond to parkland.

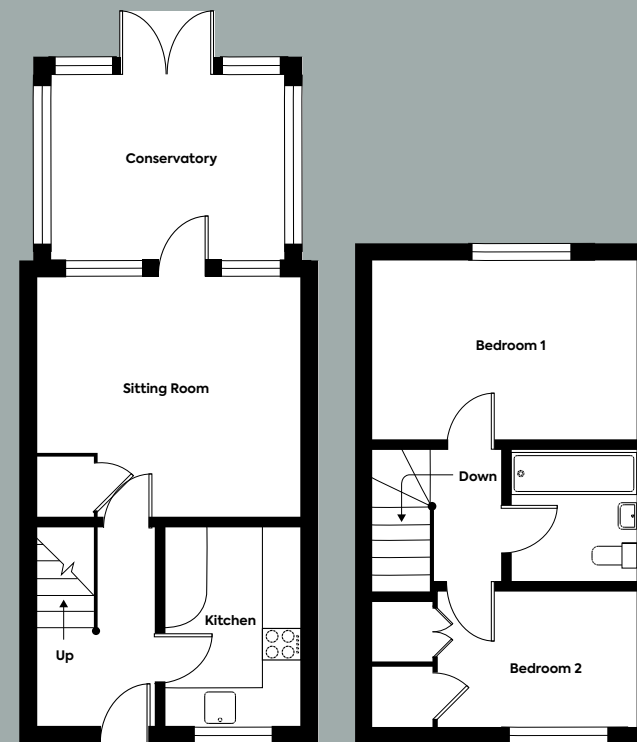
All mains services connected.

EPC Rating C

Council tax band C - Aylesbury Vale

No housing benefit claimants or students can be considered due to a restriction in the landlord's mortgage

A small pet would be considered on a case by case basis, please ask for details.





This property is being offered directly by the Landlord (Buckingham Landlord) who has a large portfolio of rental properties in and around the Buckingham area. The Landlord is a member of The National Residential Landlords Association (NRLA) providing peace of mind when renting your next home.

Tenants deposit money is secured via the Deposit Protection Service or TDS. Both custodial schemes approved by the Government - guaranteeing the safety of the deposit.

These particulars do not constitute part or all of an offer or contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy. You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available. Before you enter into any tenancy for one of the landlords properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents. It is strongly suggested you ask for an explanation before signing any documents. You might consider consulting a Solicitor, Citizens Advice Bureau or Housing Advice Centre.

Holding Payment - One week's rent. This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy rent under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

During the tenancy (payable to the provider by the tenant) if permitted and applicable - Utilities- gas, electricity, water. Communications- telephone and broadband. Installation of cable/satellite. Subscription to cable/satellite supplier. Television licence. Council tax

For all other permitted payments, please refer to relevant government legislation.

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Further Information



**BUCKINGHAM
LANDLORD**

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