



View of block



£255,000

A spacious and well-presented two bedroom first floor apartment, with an additional storage/home office and in the sought after location of Central Milton Keynes, conveniently in walking distance to Milton Keynes Central train station. The accommodation comprises the lounge/diner, kitchen, two double bedrooms, a family bathroom and en-suite shower room to main. With the advantages of air-conditioning, secure gated allocated parking, brand new laminate flooring in the main living areas and ample storage throughout, this property is also being sold with no upper chain.

Property Description

COMMUNAL ENTRANCE

Secure video intercom entry to communal entrance, stairs and lift to all floors.

ENTRANCE

Wooden doors to:

HALLWAY

Doors to bedrooms, bathroom and lounge/diner, double doors to storage cupboard, two further storage cupboards, video phone for secure intercom entry, wood effect laminate flooring.

LOUNGE/DINER

Double glazed window to rear aspect. Open to kitchen, wood effect laminate flooring, television point, telephone point, controls for air conditioning.

KITCHEN

Fitted with a range of soft-close base and eye level units with square edge work surface over, one and a half bowl stainless steel sink unit with mixer tap over, built-in: electric double oven, four-ring electric hob with extractor hood over, dishwasher, washing machine, under counter fridge and under counter freezer; space for fridge freezer, spotlights, wood effect laminate flooring, door to storage cupboard.

BEDROOM ONE

Double glazed window to side aspect. Door to en-suite, built-in wardrobe and chest of drawers, wood effect laminate flooring, control for air conditioning.

EN-SUITE

Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap over, fully tiled shower cubicle with wall-mounted shower, part tiled walls, spotlights, extractor fan.

BEDROOM TWO

Double glazed windows to rear and side aspects. Built-in cupboards and chest of drawers, wood effect laminate flooring, control for air conditioning.

BATHROOM

Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap over, panelled bath with mixer tap, shower attachment and wall-mounted shower, part tiled walls, heated towel rail, spotlights, extractor fan.

STORAGE UNIT (Third Floor)

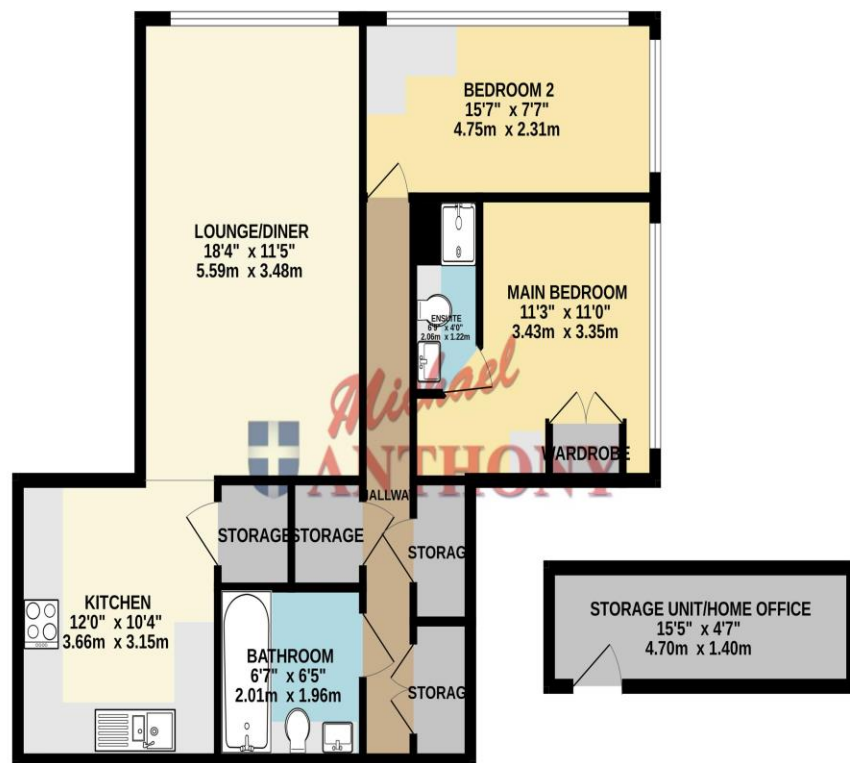
Storage unit currently used as a home office, with power, motion-sensor lighting, and telephone/internet point.

OUTSIDE

PARKING

One allocated parking space in secure gated car park.

805 sq.ft. (74.8 sq.m.) approx.

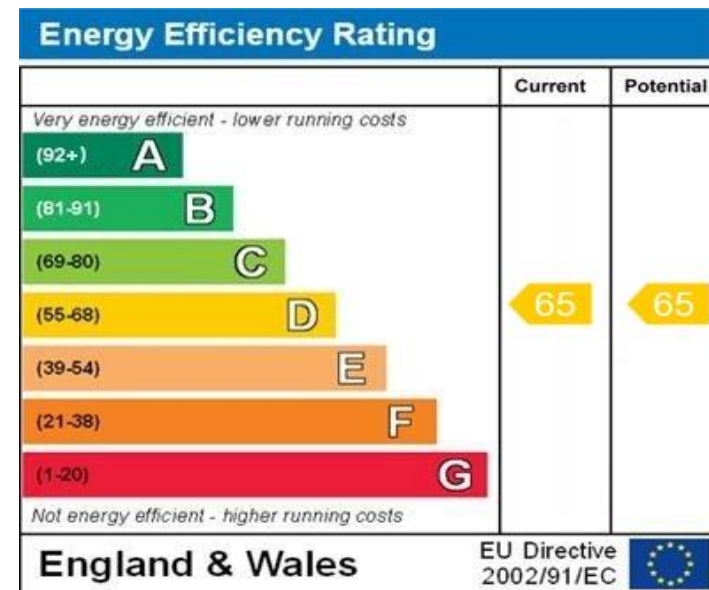


TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.

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.

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



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