





£235,000

A well presented, light and spacious, open plan first floor apartment which would make an ideal first time buy. The property is being sold WITH NO CHAIN. The living accommodation comprises entrance hall, open plan kitchen/dining area with fully integrated appliances, living area with balcony. Two double bedrooms with ample space, a family shower room and storage cupboards, allocated parking space to the rear of the block and visitor parking.

Property Description

COMMUNAL ENTRANCE

ENTRANCE

Door to:

ENTRANCE HALL

Doors to all rooms, storage cupboard, storage cupboard housing plumbing for washing machine, radiator.

KITCHEN/LIVING AREA

Double glazed windows to rear and side aspects, double glazed door to balcony. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, storage cupboard housing wall-mounted combi boiler, built-in oven with electric hob and extractor fan over, stainless steel sink with mixer tap and drainer, integrated freezer, integrated fridge, two radiators.

BEDROOM ONE

Double glazed window to side aspect. Radiator.

BEDROOM TWO

Double glazed window to side aspect. Radiator.

BATHROOM

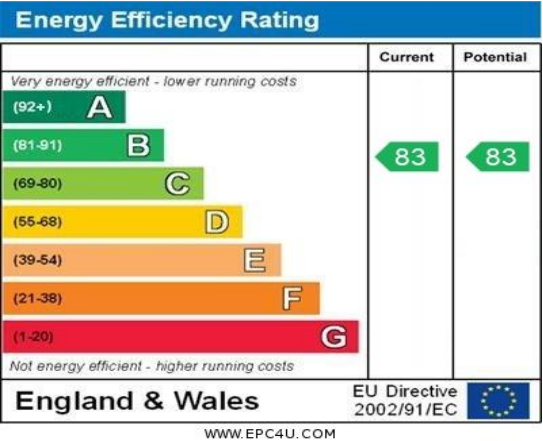
Double glazed frosted window to rear aspect. Extractor fan, shower unit, pedestal wash hand basin, part tiled walls, low level WC, heated towel rail.

OUTSIDE

PARKING

Allocated parking for one car.

Approximate Gross Internal Area 684 sq ft - 64 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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