





£185,000

Located on the popular Walnut Tree development on the East side of Milton Keynes is a one bedroom cluster house. The property comprises a kitchen, lounge/diner, bathroom, double bedroom and an allocated parking space. This property is being sold with no upper chain and would make an ideal first time buy or buy to let investment. Benefits include a 999 year lease from 1989 leaving 964 years remaining.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Wooden door opens to living space.

LOUNGE/DINER

UPVC double glazed window to side aspect. Wood effect laminate flooring, electric radiator, stairs to first floor.

KITCHEN

UPVC double glazed window to side aspect. Range of base and eye level units with roll edge work surface over, space for washing machine and fridge/freezer, single drainer sink with mixer tap, splash back tiling, space for cooker with overhead extractor, storage cupboard, electric radiator.

LANDING

Doors to bedroom and bathroom.

BEDROOM

UPVC double glazed window to side aspect. Access to loft void, storage cupboard, electric radiator.

BATHROOM

Frosted UPVC double glazed window to side aspect. Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c. with push button flush, splash back tiling, extractor fan.

OUTSIDE

ALLOCATED PARKING

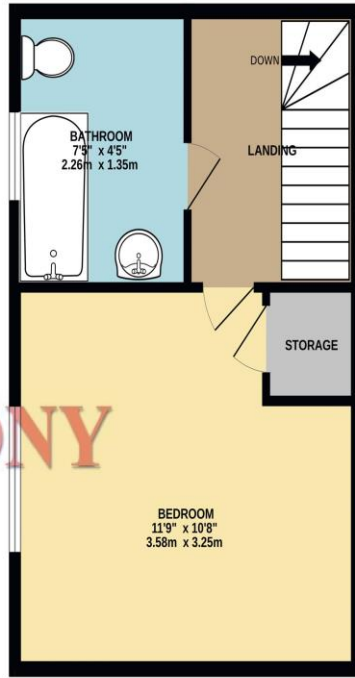
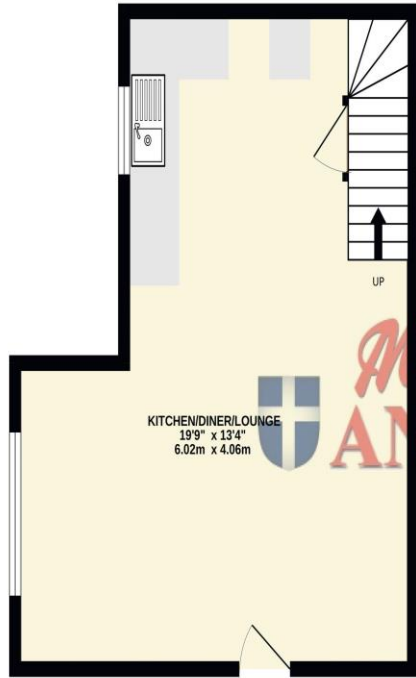
Allocated parking for one car.

COMMUNAL GARDEN


Communal garden with bush/shrub border.

GROUND FLOOR

1ST FLOOR



Michael ANTHONY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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TOTAL FLOOR AREA : 484sq.ft. (45.0 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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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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