







**£170,000**

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

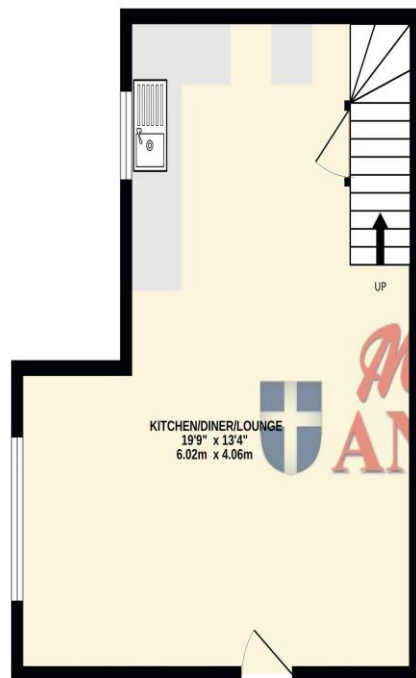
### ALLOCATED PARKING

Allocated parking for one car.

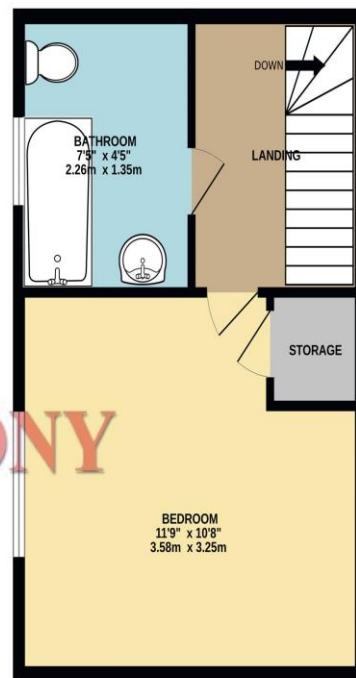
### COMMUNAL GARDEN

Communal garden with bush/shrub border.

GROUND FLOOR



1ST FLOOR

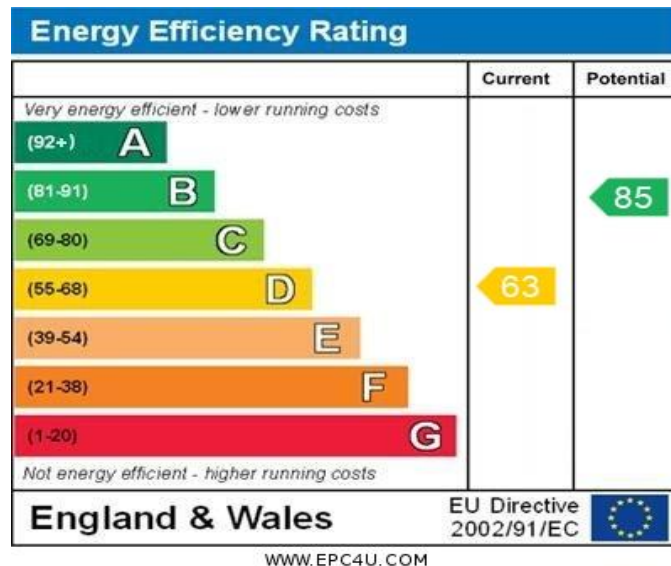


TOTAL FLOOR AREA : 484sq.ft. (45.0 sq.m.) approx.

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.

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