



Total floor area 73.9 m² (795 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCarthy Stone RESALES

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McCarthy Stone RESALES

44 JUPITER HOUSE HINDHEAD KNOLL, MILTON KEYNES, MK7 7FH



BEAUTIFULLY PRESENTED two bedroom retirement apartment situated on the second floor. The apartment boasts a DUAL ASPECT living room with a JULIET BALCONY enjoying views over the adjacent park. MODERN KITCHEN with built in appliances, TWO DOUBLE BEDROOMS, the master has a WALK IN WARDROBE and an ENSUITE SHOWER ROOM. A separate shower room is accessed from the hall. ALLOCATED CAR PARKING SPACE.

ASKING PRICE £380,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HINDHEAD KNOLL, WALNUT TREE, MILTON KEYNES

JUPITER HOUSE

The development itself boasts the small community feel of Walnut Tree. With 50 apartments (26 one-beds and 24 two-beds), residents have the opportunity to get to know your neighbours well, yet can always have the peace and quiet of your apartment should you need a little time to yourself.

There are beautiful landscaped garden for all homeowners to enjoy, as well as a modern communal lounge where social events take place.

The development further benefits from state-of-the-art security and safety features. In case of emergencies, there is a 24-hour call system in place, plus the House Manager who is available during office hours should you need anything.

Each apartment boasts a camera entry system, meaning homeowners can enjoy added the peace of mind that comes from feeling safe and secure, whether at home or away.

LOCAL AREA

Living in Walnut Tree:

Walnut Tree is a quiet residential area with a range of local amenities. Plus, just over a mile away is Caldecotte Lake. It is a beautiful place for a stroll and offers acres of stunning parkland, as well as this it is a great place for bird watching. You can even try your luck at water sports on the lake. You may also be interested to know that, during the lake's excavation, a huge dinosaur skeleton (an Ichthyosaur) was uncovered. Thought to be 150 million years old, you can now see the skeleton at Milton Keynes Central Library.

Also, just over a mile from the development is the Nuffield Health Fitness & Wellbeing centre at Kents Hill Park. Here, as well as a gym, a swimming pool and squash and badminton courts, you can make the most of both personal training and beauty therapy services. The centre also runs a range of exercise classes for all levels.

Just a few miles outside Milton Keynes is Bletchley Park. Visit restored code breaking huts, where Enigma messages were decrypted and learn about the impact they had on World War II. Through interactive exhibits, hear the stories of the men and women who worked here, and step inside the spaces that housed the magnificent Turing-Welchman Bombe machines. You can also see recreations of Alan Turing's office and the wartime garages in the Mansion, complete with WWII vehicles.

All within a 20-minute drive of Milton Keynes are the manor houses of Woburn Abbey, Ascott House and Claydon House. At

Woburn, marvel at one of the most important private art collections in the world and stroll among its extensive gardens and fine antiques centre. Ascott House is home to some exceptional collections, including paintings, furniture and oriental porcelain. And, at Claydon House, enjoy the tranquil countryside setting and explore its lavish 18th century interiors.

Walnut Tree is a peaceful residential area with many local amenities, including a Tesco Express 0.4 miles away.

Just over 1 mile from the development is Nuffield Health Fitness & Wellbeing Centre. Here, you can find a gym, a swimming pool, squash and badminton courts and exercise classes for all levels.

The Venue MK is also only 0.3 miles away. Here you can enjoy orchestras, concerts and performing arts.

Getting to Location:

If you are using a Sat Nav system you may need the full address of this development. The postcode may be newly created by Royal Mail and may not be accurate for some months.

ENTRANCE HALLWAY

Front door with spy hole leads to the entrance hall. The 24-hour emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there are double doors opening into a utility cupboard, housing a washing machine. An additional store cupboard is accessed from the hall. Further doors lead to the living room, both bedrooms and shower room.

LIVING ROOM

Dual aspect living room, with a Juliet balcony and a further two side windows allowing plenty of natural light to flood in and enjoying views of the adjacent park. There's ample room for a dining table and chairs. Fitted carpets, curtains and blinds. Telephone and TV points (with Sky/Sky+ capabilities) and plenty of raised height power sockets. Part glazed door leading to the separate kitchen.

KITCHEN

Modern fitted kitchen with a range of base and wall units with roll top work surface over. Single sink and drainer unit with mixer tap sits beneath a double glazed window with fitted blind. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. and slimline dishwasher. Tiled floor, ceiling light and under pelmet lighting.

2 BED | £380,000

BEDROOM ONE

This spacious double bedroom benefits from a large walk-in wardrobe housing rails and shelving. Two large double glazed windows with fitted blinds. Central ceiling light, TV and phone point. Door leads to an en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a modern suite comprising; walk-in shower with glass cubicle, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls

BEDROOM TWO

This second spacious double bedroom, which could alternatively be used as a separate dining room, study or hobby room. Two large double glazed windows with fitted blinds letting in plenty of light. Central ceiling light, TV and phone point.

SHOWER ROOM

Fitted with a modern suite comprising; shower cubicle, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls

ALLOCATED CAR PARKING SPACE

The apartment comes complete with an allocated 'disabled' car parking space.

LEASE INFORMATION

Lease: 999 Years from 1st Jan 2021.

Ground rent: £495 annual charge.

Ground rent review: 1st January 2036.

ADDITIONAL SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

SERVICE CHARGE

- Electricity, heating and lighting (communal areas)
- Water and sewage (communal areas and apartments)
- Maintenance of building and gardens
- Building insurance
- Development staff
- Future maintenance fund
- Emergency call system
- Income to guest suites and sundry income.

The service charge is £4,479.48 for the financial year ending 28/2/2025. The service charge does not include: Electricity, heating and lighting (apartments), contents insurance, council tax, phone, broadband, TV licence or TV service.

INFORMATION AND SERVICES

** Entitlements Advice** Check out benefits you may be entitled too, to support you with service charges and living cost's.

** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

