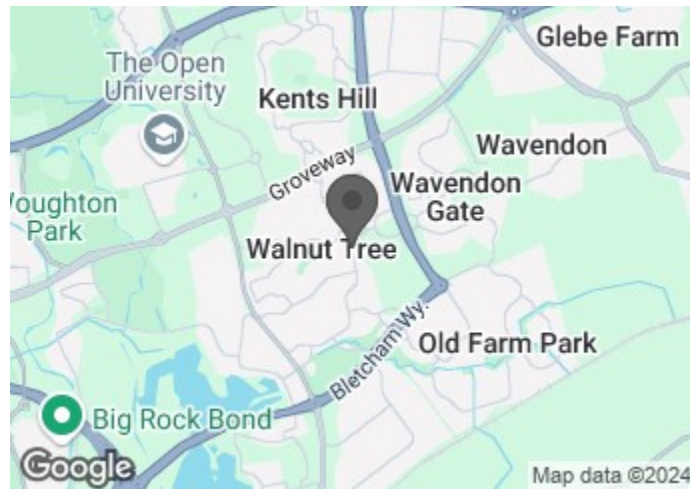


Total floor area 55.9 sq.m. (601 sq.ft.) approx  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**35 JUPITER HOUSE**  
HINDHEAD KNOLL, MILTON KEYNES, MK7 7FH



DELIGHTFUL ONE BEDROOM retirement apartment, set within a McCarthy Stone Retirement Living development for the over 60's, SPACIOUS living room with access to a WALK-OUT BALCONY overlooking the GARDENS.

**ASKING PRICE £290,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# 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 Ichthyosaurus) 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. 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 HALL

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall 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 is a door opening into a storage/airing cupboard, housing a washing machine. Further doors lead to the open plan living room/kitchen, bedroom and shower room.

## LIVING ROOM

Wonderfully airy living area, with full height window and double glazed door leading to a walk-out balcony enjoying garden views. Fitted carpets, telephone point, TV point (with Sky/Sky+ capabilities) and plenty of raised height power sockets.

## KITCHEN

The kitchen area boasts a modern fitted kitchen with a range of

## 1 BED | £290,000

base and wall units Single sink and drainer unit with mixer tap sits beneath a double glazed window. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. tiled floor, ceiling light fitting and under pelmet lighting.

## BEDROOM

A double bedroom with a double glazed window, allowing ample light into the room. Walk-in wardrobe providing hanging rails and shelving. Central ceiling light, TV and phone point.

## SHOWER ROOM

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

## LEASE INFORMATION

Lease length 999 Years from 1st Jan 2021.

Ground rent £425 per annum.

Ground rent review: 1st Jan 2036.

## 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 does not include: Electricity, heating and lighting (apartments), contents insurance, council tax, phone, broadband, TV licence or TV service.

Annual service charge £2,986.34 for financial year ending 31st March 2025.

## ADDITIONAL INFORMATION & SERVICES

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

