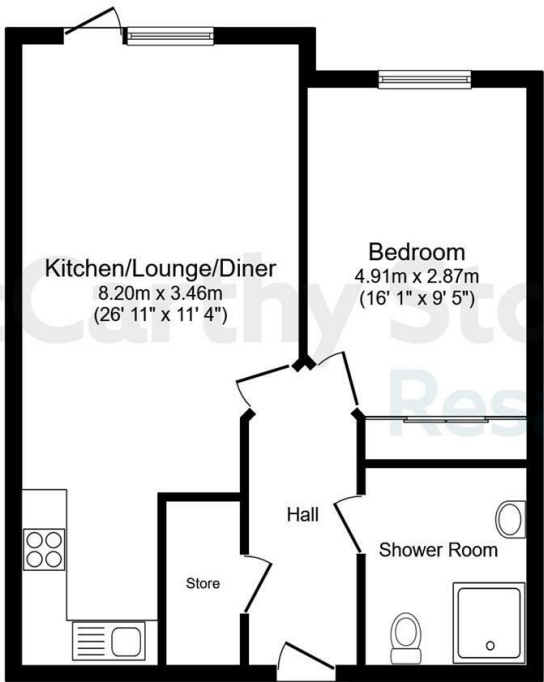


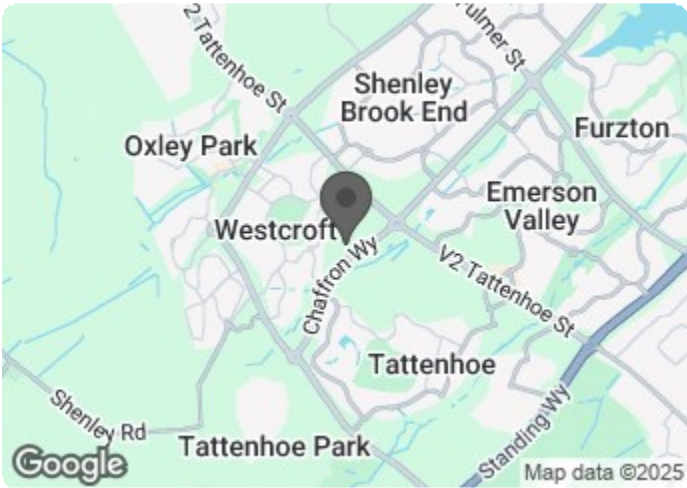
5 Bluebell House

Barnsdale Drive, Milton Keynes, MK4 4DU



Total floor area 53.6 m<sup>2</sup> (577 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £290,000 Leasehold

A light and spacious ONE bedroom apartment situated on the GROUND FLOOR. Located in Bluebell House, a McCarthy Stone retirement living PLUS development, nestled in Westcroft. The apartment can be offered FULLY FURNISHED. Further benefits from a DIRECT ACCESS to a SOUTH facing PATIO AREA via French doors from the living room, perfect to house a bistro table to enjoy views over the rear elevations. Homeowner's lounge, tailored care, Beautifully landscaped gardens, dining area and hair salon for convenience.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

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# Barnsdale Drive, Westcroft, Milton Keynes

## Local Area

Bluebell House is conveniently located in the centre of town, with easy access to plenty of amenities and beautiful parklands. Close by you'll find bustling Westcroft District Centre retail park, which offers cafes, restaurants, and shops, including a Morrisons for all your essentials. Howe Park Woods is just a stone's throw away, offering an idyllic place for scenic strolls and other outdoor activities. Westcroft, Milton Keynes itself is surrounded by beautiful green spaces with historic Bletchley Park just a few miles away and good road connections to Luton Airport. You can reach London by train in just over an hour. The town is located south-west of Milton Keynes close to the beautiful Howe Park Wood which has a café for coffees in the great outdoors. Milton Keynes itself offers a wide variety of cultural attractions, cinemas and theatres as well as restaurants and superb shopping. Within a short drive you'll find yourself at Bletchley Park where you can enjoy the grounds and visit the museum to learn about the significant impact the site had during WWII. For trips further afield, the direct trainline from Milton Keynes Central Station takes you into London in just over one hour. The 'dreaming spires' of Oxford and Luton Airport are also within easy reach.

## Development Overview

Bluebell House is a desirable retirement development exclusive for the over 70's, conveniently located in the centre of town, with plenty of amenities and beautiful parklands close by. The apartment benefits from our intelligent design, high specification, and quality contemporary flourishes. For peace of mind, Intelligent security features including a 24-hour emergency call system, fire detection and door video entry. Our friendly Estates Manager is on hand to help with anything you need. A superb range of communal facilities including a luxurious communal lounge to meet with friends and neighbours, a Bistro restaurant serving freshly prepared meals daily and a pretty shared garden to relax and socialise in. Further facilities include a bicycle store, mobility scooter charging room, laundry and a wellness suite. If you have family or friends visiting from afar, there's a guest suite (subject to availability) and usually costs £25 a night plus a £5 service charge.



## Entrance Hall

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. Door opening to a store cupboard. Further doors lead to the lounge, bedroom and wet room.

## Lounge

Bright and spacious open plan lounge and kitchen with ample room for dining. Direct access to a south facing patio area, perfect for a bistro table and chairs to enjoy views of the rear elevations. Raised sockets, Sky TV and telephone points and ceiling lights.

## Kitchen

Modern kitchen with a range of base and eye level units for ample storage, finished in white matt with wood effect roll top work surface over. Waist height electric oven and built in microwave. Integral fridge and separate freezer. Electric hob with extractor fan. Stainless sink with mixer tap, ceiling lighting, wooden effect vinyl flooring.

## Bedroom

Light and spacious double bedroom with a double glazed window with south facing views over the rear elevations. Mirrored sliding wardrobe to side aspect with ample room for storage. Raised sockets, TV and telephone points. Fitted carpets and ceiling light.

## Shower Room

Fully fitted suite with a shower, support rail and curtain. Low level WC, vanity unit with wash basin and vanity unit and with mirror over. Part tiling to walls, wall mounted chrome towel radiator, ventilation system, ceiling spotlights, shaving point and down lighting. Slip resistant flooring.

## Allocated Car Parking

The apartment comes complete with an allocated car parking space.

## Service Charge

- 1hr Domestic assistance
- 24/7 onsite staffing
- onsite subsidised restaurant
- Cleaning of communal windows
- Water rates for communal areas and apartments



# 1 Bed | £290,000

- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £11,731.65 per annum (for financial year ending 28 Feb. 2026)  
Entitlements Service Check out benefits you may be entitled to, supporting you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.  
  
**Leasehold**  
Lease length: 999 years from 1st Jan 2023  
Ground rent: £435 per annum  
Ground rent review: 1st Jan 2038

## Additional Services

- Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

## Additional Information & Services

- Full fibre broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

