

8 Bluebell House

Barnsdale Drive, Milton Keynes, MK4 4DU



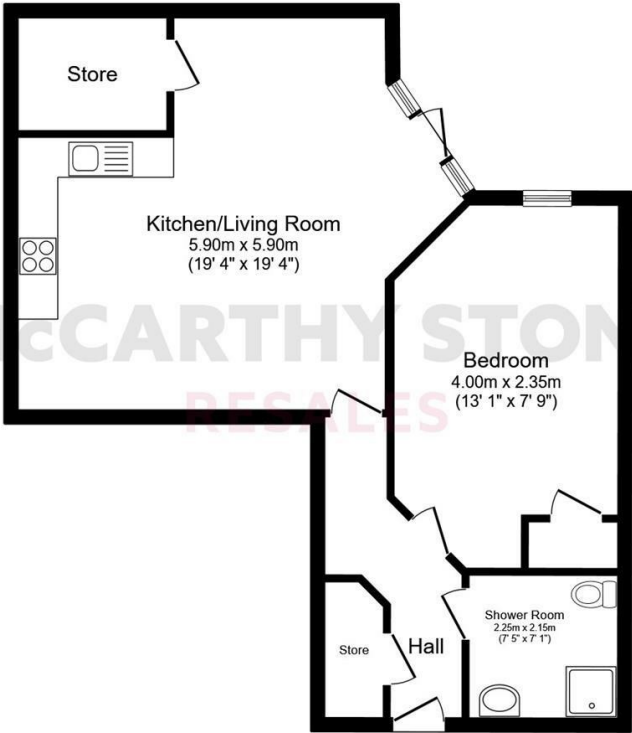
Asking price £249,995 Leasehold

'AS NEW CONDITION' A WONFERFULLY presented one bedroom retirement apartment, situated on the GROUND FLOOR. There is direct access to a PATIO AREA from the living room, with views of the idyllic and tranquil landscaped gardens.

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

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Total floor area 65.1 m<sup>2</sup> (701 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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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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 living room, bedroom and shower room.

## Lounge

Bright and spacious, open plan living room and kitchen with access to a patio area with room for a small table and chairs enjoying views of the communal gardens. The living area has ample room for dining. Raised sockets, Sky TV and telephone points. Fitted carpets and ceiling lights.

## Kitchen

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

## Bedroom

Double bedroom with a double glazed window with garden views. Walk-in wardrobe providing shelving and hanging rails. Raised sockets, TV and telephone points. Fitted carpets and ceiling light.

## Wet Room

Fully fitted wet room 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.

## Service Charge

- 1hr Domestic assistance
- 24/7 onsite staffing
- onsite subsidised restaurant
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds



# 1 bed | £249,995

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £11,268.72 per annum (for financial year ending 28th Feb 2025) \*\*Entitlements Service\*\* Check out benefits you may be entitled too, to support 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

- \*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs.
- \*\* 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.

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

- Additional Information & Services
- Broadband speed unavailable at time of listing
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

