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# Darwin Close, Medbourne, Milton Keynes, MK5 6FF

£275,000

3 2 1



This spacious apartment has accommodation in the region of 1100 sq ft with three good size bedrooms with the master bedroom having an en suite. Open plan kitchen/dining/sitting room with a centre island unit and tree views from a Juliet Balcony. There is also a garage for this apartment.

### **Entrance Hall**

Wood effect laminate flooring, a storage cupboard that houses the hot water system and still having plenty of storage space and a further storage cupboard.

### **Open plan living space**

This space just works as it gives a spacious feel and allows space for a dining area, sitting area and has a Juliet balcony with tree views.

The kitchen has a range of base and eye level storage cupboards, a stainless steel sink and drainer set into the worktop, integrated appliances including fridge/freezer, washing machine, oven and hob with extractor fan over and dishwasher. There is a centre island unit with further storage and a breakfast bar/dining area

### **Bedrooms**

Three good size bedrooms, with bedroom having an en suite, built in wardrobe and Juliet balcony

### **Bathroom**

The bathroom is spacious and has a four piece suite comprising a panelled bath with mixer tap, a wall hung wash basin, low level wc and a shower cubicle with fitted shower over.

### **Garage**

Garage with an up an over door.

### **Lease information**





TOTAL FLOOR AREA: 1035 SQ. FT. (96.1 SQ. M.) APPROX.  
 We warrant energy ratings have been made in accordance with the provisions of the Building Energy Rating Regulations 2007. We warrant that the energy rating is based on the information provided to us by the prospective purchaser. The warranty covers only the energy rating and does not cover the actual energy performance of the property.

- No upward chain
- Three good size bedrooms
- Garage
- Green and tree views
- En suite to master bedroom
- Approx 1100 sq. ft.
- Sought after area
- Close to park and sports pavilion
- Please quote CD0104 for all enquiries



Energy performance certificate (EPC)																																		
25, Canada Close Merton M17 0FF	<b>Energy rating</b> <b>B</b>	<b>Valid until:</b> 27 April 2024 <b>Certificate number:</b> 0715-2885-7648-924-4715																																
Property type	Top-floor flat																																	
Total floor area	104 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>																																		
<b>Energy rating and score</b>																																		
This property's energy rating is B. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.																																
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