



6 Sander Crescent, Glebe Farm, MK17 8XF

Fixed Price £63,900

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**** Viewings for this property are being conducted via a scheduled viewing day on Saturday 7th February between 12pm and 2pm - All viewings are strictly by appointment and must be booked in advance - an early enquiry is recommended to secure a slot ****

An excellent opportunity to step onto the property ladder with this stylish and well-presented two-bedroom mid-terrace shared ownership home, built in 2023 and still covered by NHBC warranty, available with an 18% share.

The property is entered via a welcoming entrance hall, where a useful storage cupboard is positioned to the left. To the right sits the contemporary kitchen diner, thoughtfully designed with integrated appliances and ample space for dining. Stairs rise to the first floor on the left, with a discreet ground-floor cloakroom located beyond.

Straight ahead, the generously proportioned lounge provides a light-filled living space, enhanced by French doors that open seamlessly onto the rear garden. The garden is fully enclosed and designed for low maintenance, with a paved seating area, lawn, garden shed and convenient rear gate access.

The first floor offers two well-appointed double bedrooms. The principal bedroom benefits from a large built-in wardrobe and a modern en-suite shower room, while the second double bedroom also features built-in storage and is served by a stylish family bathroom.

Externally, the property is further enhanced by two off-road parking spaces located directly to the front, completing this attractive and accessible home ideal for first-time buyers or those seeking a modern shared ownership property.

For all enquiries, please quote property reference NL1208.





Entrance Hall

A welcoming, carpeted entrance hall providing access to the main living accommodation. Features an integrated doormat, radiator, staircase rising to the first floor, and a useful built-in storage cupboard housing the boiler. Access is also provided to the ground-floor cloakroom.

Kitchen/Diner

2.87m x 2.13m (9'5" x 7'0")

The modern kitchen diner is fitted with a stylish range of high and low level units and comes complete with integrated fridge and freezer, oven and hob. A stainless steel sink and drainer is set within the work surface. A window overlooking the front of the property provides excellent natural light, with a radiator positioned below, and there is ample space for dining.



Lounge

3.53m x 3.3m (11'7" x 10'10")

Positioned at the rear of the home, the lounge is a bright and generously proportioned living space, featuring a window overlooking the garden and French double-glazed doors providing direct access to the rear. The room is carpeted and finished with a radiator, creating a comfortable and welcoming environment.



Cloakroom

The ground-floor cloakroom is fitted with a white low-level WC and wash hand basin, complemented by a heated towel rail. It also benefits from an extractor fan, providing practical and modern convenience.

Bedroom One

3.68m x 3.07m (12'1" x 10'1")

A rear-facing double bedroom with a window overlooking the garden, carpeted flooring, and a radiator. The room features a walk-in cupboard/wardrobe and provides access to the en-suite shower room.



Ensuite

2.59m x 0.99m (8'6" x 3'3")

The en-suite shower room is fitted with a modern white low-level WC and wash hand basin, a walk-in shower, and a heated towel rail, combining contemporary style with practical convenience.

Bedroom Two

3.53m x 2.49m (11'7" x 8'2")

A front-facing double bedroom with a window to the front, carpeted flooring, and a radiator positioned below the window. The room also benefits from a built-in cupboard above the stairs, providing additional storage.



Bathroom

2.01m x 1.7m (6'7" x 5'7")

The family bathroom is fitted with a white bathroom suite and features a heated towel rail and extractor fan, combining modern style with practical functionality.

Outside

The property benefits from a fully enclosed rear garden, featuring a paved seating area directly off the French doors, a paved path, and rear gate access. The garden is laid to lawn and also includes an outside tap and a garden shed, offering both practicality and low-maintenance outdoor space.

To the front of the property are two allocated off-road parking spaces, positioned side by side directly outside the front door, providing convenient and secure parking.





****PLEASE NOTE****

The housing association Amplius will require all potential purchasers to complete their initial Affordability Assessments by their appointed Mortgage Advisors 'Just Mortgages'

Once they are in receipt of full sign off from Just Mortgages they will issue the acceptance paperwork and request a £250 reservation fee from the buyer, this is then deducted on completion off the final costs for the rent/ service charge apportionments.

1. MONEY LAUNDERING REGULATIONS - to comply with HMRC guidelines purchasers will be required to complete an ID check and we would ask for your co-operation in order that there will be no delay in agreeing the sale. There is a charge of £30 for this check. Please note, with the HMRC Anti Money Laundering regulations, I am obliged to request for the source of any funds when purchasing a property. If in doubt, please see the HMRC guidance for Estate Agents and buying homes

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: I have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: I have not sought to verify the legal title and boundaries of the property and the buyers must obtain verification from their solicitor.

7. In line with regulations and being transparent, I refer clients to Solicitors and Financial Advisors for which I can receive a fee of £0 to £200. You are completely free to choose whoever you wish but these are companies that have provided a good service for my clients.

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Key Features

- 18% Shared Ownership
- Two Double Bedrooms
- Ensuite To Master Bedroom
- Kitchen Diner
- Cloakroom
- Rear Garden
- Two Off Road Parking Spaces
- Monthly Rent £701.03
- Monthly Service Charge £91.11 (including Buildings insurance)
- No Chain – Property Ref NL1208





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