



Connells

Calvie Croft
Hodge Lea Milton Keynes

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Hodge Lea Milton Keynes MK12 6JZ

for sale guide price
£210,000



Property Description

*****OFFERED FOR SALE NO UPPER CHAIN***** An exceptionally well presented two-bedroom apartment. The accommodation comprises of a bright and airy open plan living area with kitchen, two generously sized bedrooms, an ensuite and family bathroom. Outside has private parking and a larger than average garage.

Hodge Lea is pleasantly located to the northwest side of Milton Keynes, with easy access to nearby towns such as Wolverton and Stony Stratford, as well as road connections to the A5 and A422, and rail connections from Wolverton or Milton Keynes Central. The estate has a shop, a playground, and is close to several "good" and "outstanding" schools.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Front door into accommodation.

Kitchen/Sitting Room

25' 10" x 15' 11" (7.87m x 4.85m)

Fitted kitchen with complementary worktop over. Tiled splashback area. Storage cupboard. Space for washing machine. Integrated oven and hob and fridge/freezer. Double glazed windows to side and rear aspects. Doors to bedrooms and bathroom. Double glazed door to Juliet balcony.

Bathroom

Panel bath. Close coupled w.c., pedestal wash hand basin. Heated towel rail. Double glazed window to rear aspect.

Bedroom 1

16' 11" x 11' 2" (5.16m x 3.40m)

Fitted wardrobes. Door to ensuite. Two double glazed windows to side aspect. Radiator.

Ensuite

Close coupled w.c., pedestal wash hand basin. Shower cubicle with screen.

Bedroom 2

11' 2" x 8' 10" (3.40m x 2.69m)

Double glazed window to side aspect. Radiator.

Outside

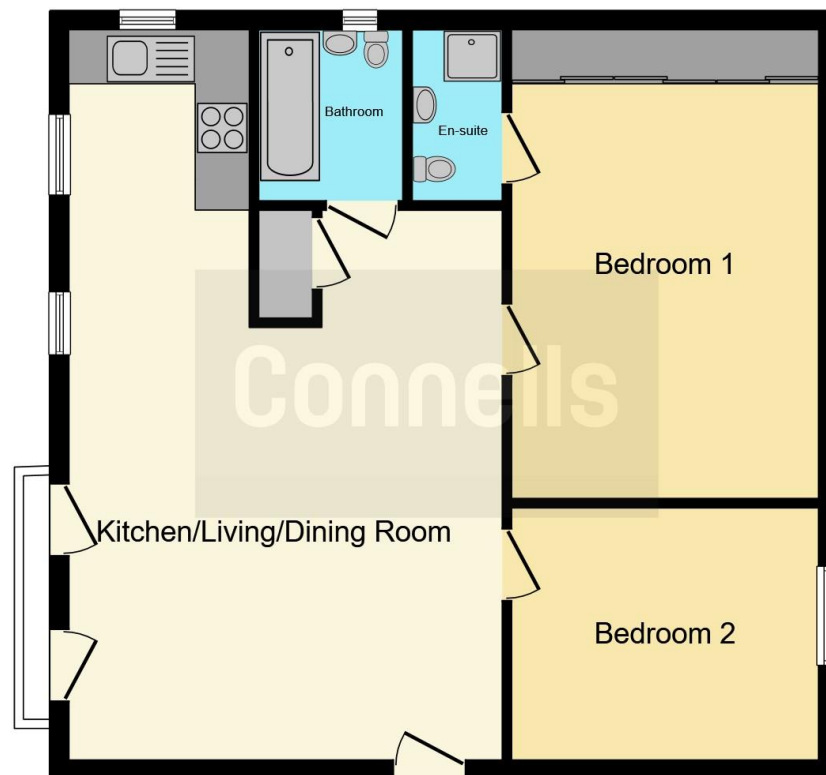
Garage

Larger than average garage with up and over door.









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

To view this property please contact Connells on

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82 High Street Stony Stratford
 MILTON KEYNES MK11 1AH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2084.94

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSD307524

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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