



Downland, Two Mile Ash, Milton Keynes, MK8 8HW

welcome to

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Situated in TWO MILE ASH is this delightful ONE bedroom, GROUND FLOOR MAISONETTE, perfect for first time buyers or investors and is being sold CHAIN FREE for your convenience, peaceful residential area whilst being just a stone's throw away from local amenities and excellent transport links.



Entrance Porch:**Living Room:**

9' 8" x 16' 11" Max (2.95m x 5.16m Max)
Electric radiator, built in storage, double glazed window to front aspect and door to porch.

Kitchen:

10' x 5' 8" (3.05m x 1.73m)
Fitted with a range of units to both base and eye level with worktops, sink with mixer taps, electric oven and hob with extractor fan over, space for fridge freezer and double glazed window to front aspect.

Bedroom:

11' 7" x 10' 4" Max (3.53m x 3.15m Max)
Electric radiator and double glazed window to rear aspect.

Bathroom:

Suite comprising: Bath with mixer taps over, WC, wash hand basin and extractor fan.

Outside:**Front:**

Small front garden with seating area.



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- CHAIN FREE
- ONE DOUBLE BEDROOM
- BUILT IN WARDROBES
- ELECTRIC HEATING
- GREAT FIRST TIME BUY OR INVESTMENT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£145,000



Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/STS107950



Property Ref:
STS107950 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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