



Courtenay Croft, Eagle Farm South Milton Keynes MK17 7AN

welcome to

Courtenay Croft, Eagle Farm South Milton Keynes

Two Bedroom FIRST FLOOR Apartment with OPEN PLAN LIVING, EN SUITE and ALLOCATED PARKING. Must be viewed!!

Entrance Hall

Door to two storage cuboards, one with plumbing for washing machine, airing cupboard, master bedroom, bedroom 2, bathroom and lounge/ kitchen. Radiator. Entry via entercom.

leasehold but have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.

Lounge/ Diner

14' 8" x 13' 2" (4.47m x 4.01m)
Radiator. Double glazed window to side and rear.
Carpet. Open to Kitchen.

Kitchen

11' 4" x 6' 8" (3.45m x 2.03m)
Wall and base units with built in fridge/ freezer and dishwasher. Gas cooker and hob with extractor over.
Stainless steel sink with drainer and mixer taps.

Master Bedroom

11' 6" x 9' 5" (3.51m x 2.87m)
Double glazed window to side. Radiator, Carpeted,
Door to en-suite.

En-Suite

Walk in electric shower. Part tiled. WC and wash hand basin. Extractor fan.

Bedroom Two

11' 7" x 10' 7" (3.53m x 3.23m)
Double glazed window to side. Radiator. Carpeted.

Bathroom

Panelled bath with mixer tap. WC and wash hand basin, part tiled. Heated towel rail.

Outside/ Parking

One allocated space and one visitor parking space.

Agents Note

We have been advised that this property is



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



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Eagle Farm South Milton Keynes

- TWO BEDROOM FIRST FLOOR FLAT
- OPEN PLAN LIVING
- EN SUITE TO MASTER BEDROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND B

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



view this property online brownandmerry.co.uk/Property/WOS105447



Property Ref:
WOS105447 - 0003

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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