



The Mount, Simpson, MILTON KEYNES, MK6 3DT

welcome to

The Mount, Simpson, MILTON KEYNES

Over 55's FIRST FLOOR APARTMENT located in the PICTURESQUE VILLAGE of Simpson. Only one of two flats within the original dwelling, this property is IDEAL FOR INDEPENDENT LIVING. With COMMUNAL FACILITIES such as guest room, laundry and lounge downstairs this flat offers all YEAR-ROUND CONVENIENCE.

Entrance Hall

Stairs to first floor from communal entrance.
Entrance door. Coving around ceiling. Radiator. Built in double width airing cupboard with shelf storage.
Built in coats and shoe storage cupboard. Further built in single storage cupboard. Community care emergency pull cord. Smoke alarm.

Kitchen

7' 7" x 6' 8" (2.31m x 2.03m)
Range of base and eye level storage units and drawers. Wood bloc work surface. Splash-back wall panels. Circular stainless-steel sink and drainer unit with mixer tap. Concealed under unit lighting.
Electric hob. Neff stainless steel chimney style extractor fan. Built in eye level microwave and oven. Integrated Bosch dishwasher. Gas central heating boiler. Double glazed sash window to front aspect.

Lounge

13' 9" x 13' 8" (4.19m x 4.17m)
Dual aspect room with double glazed sash windows to front and side providing views over communal garden. Coving around ceiling. Double panelled radiator. Opening to kitchen.

Bedroom

13' 6" x 13' 2" (4.11m x 4.01m)
Large walk-in bay with double glazed sash bay window to front. Built in shelf storage. Coving around ceiling. Vertical wall radiator. Built in range of wardrobes and drawers with hanging rail and overhead cupboard storage.

Bathroom

Double glazed obscured window to side. Radiator. Fully tiled walls. Wash hand basin with mixer tap. Countertop surface with storage cupboard underneath. Walk in shower cubicle with sliding

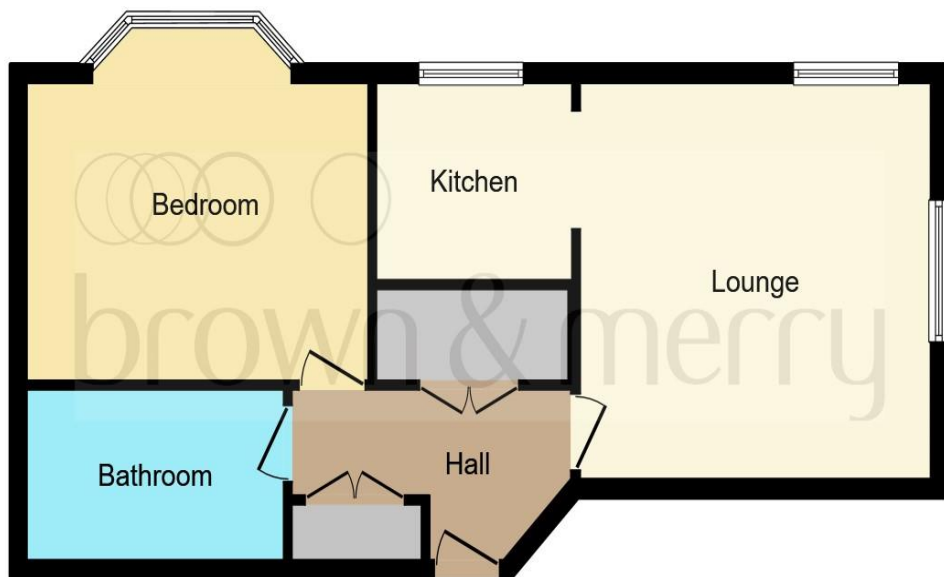
glass door and wall mounted rise and fall shower.

Agents Note:

The Mount has an elected working party who represent residents at meetings with Peabody to discuss service charges, planned works, etc. The combined communal maintenance monthly charge is £342.02.

We have been advised that this property is leasehold but have not inspected a copy of the lease and prospective buyers are advised to check the details through their own solicitor.

The term of the lease is 99 years from 06-Jun-1988, which means there are currently 63 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.



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



welcome to

The Mount,

Simpson, MILTON KEYNES

- OVER 55'S INDEPENDENT LIVING
- CLOSE TO GRAND UNION CANAL
- NO ONWARD CHAIN
- VIEWS OVER COMMUNAL GARDENS
- INDOOR ACCESS TO COMMUNAL AREAS

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 06 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



view this property online [brownandmerry.co.uk/Property/WOS105434](https://www.brownandmerry.co.uk/Property/WOS105434)



Property Ref:
WOS105434 - 0009

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 583231



WoburnSands@brownandmerry.co.uk



9 High Street, Woburn Sands, MILTON KEYNES,
Buckinghamshire, MK17 8RG



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)