



To arrange a viewing  
please call 01908 675747

**\*\* NO SERVICE CHARGE/GROUND RENT PAYABLE + OFFERED CHAIN FREE \*\*** This TWO DOUBLE BEDROOM DUPLEX APARTMENT over TWO FLOORS would be IDEAL for FIRST TIME BUYERS and INVESTORS alike, offering ample LIVING SPACE, is located in close proximity to FURZTON LAKE & within a fantastic SCHOOL CATCHMENT area.

In further detail, this two bedroom duplex apartment briefly comprises of an entrance hall, lounge, modern kitchen with appliances and a double bedroom to the first floor. To the top floor there is a further large double bedroom and a spacious family bathroom. Other benefits include allocated parking and within walking distance of Furzton Lake.

- No Service Charge or Ground Rent
- Duplex Apartment
- Close Proximity To Furzton Lake
- Two Double Bedrooms
- Ideal For First Time Buyers
- Allocated Parking

#### LOCATION: FURZTON

Furzton is a residential area boasting Furzton Lake, which has walk and cycle-ways around it. The area is situated in south-west Milton Keynes and has a linear park running through it, playing fields, a number of children's parks, allotments and a local shopping centre. The area is well served by local buses.

#### FIRST FLOOR :

#### LIVING ROOM

#### KITCHEN

#### BEDROOM TWO

#### SECOND FLOOR :

#### MASTER BEDROOM

#### BATHROOM

#### TENURE

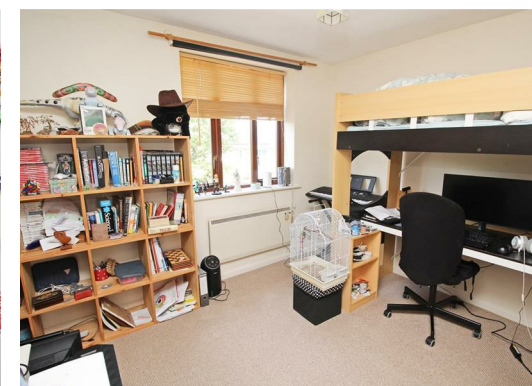
Leasehold

We have been advised there is no service charge or ground rent payable

Council Tax Band - B (£1,511 p/yr)

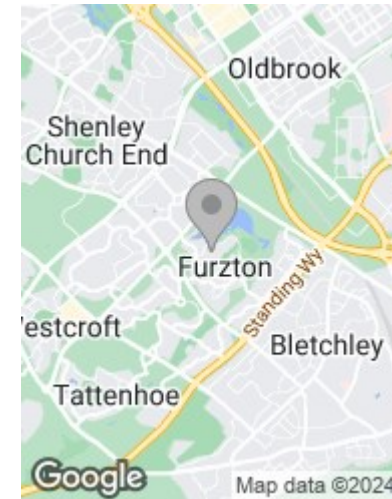
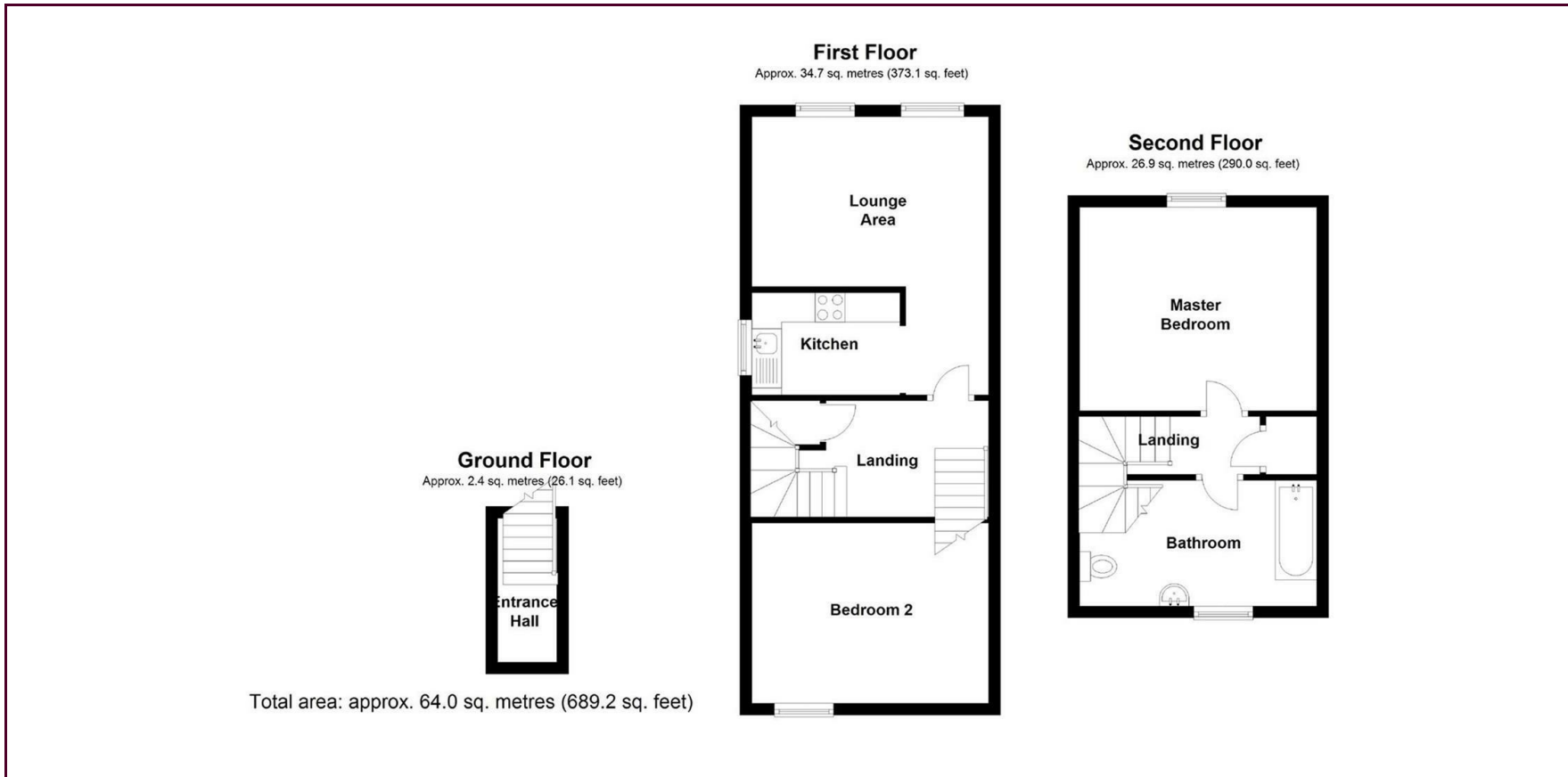
#### NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		58
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		73
		EU Directive 2002/91/EC

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

