



To arrange a viewing
please call 01908 675747

*** OFFERED CHAIN FREE *** This IDEAL INVESTMENT OPPORTUNITY or FIRST TIME BUYERS home benefits from SPACIOUS OPEN PLAN LIVING, UPVC DOUBLE GLAZING throughout, plus SHARED GREEN SPACE to the FRONT ASPECT and ALLOCATED PARKING for ONE VEHICLE.

- Offered Chain Free
- Spacious Open Plan Living
- Electric Heaters Throughout
- Allocated Parking
- Spacious Double Bedroom
- UPVC Double Glazing Throughout

LOCATION: WALNUT TREE

Walnut Tree is situated to the South East of Milton Keynes. The area has a cricket ground and football pitch with changing facilities and there are a number of play parks scattered throughout. The local centre has various stores and a local pub. Kingston Centre is nearby which has a number of large stores and a Tesco supermarket. Bletchley and Central Milton Keynes are just a few minutes away by car. There are lovely walks and cycle rides just on your doorstep. Walnut Tree is home to Walton High, a large secondary school. Schools nearby include Heronshaw First, Heronsgate Middle and Kents Hill First School.

OPEN PLAN LIVING
19'9" x 13'4"

LANDING

MASTER BEDROOM
11'11" x 10'10"

BATHROOM

ALLOCATED PARKING

TENURE

Leasehold

We have been advised that there are approximately 964 years remaining on the lease.

We have been advised that the service charge is approx. £2200 Per Annum (Approx. £183 Per Month) via Rendall and Rittner management company

We have been advised that the ground rent is approx. £47 Per Annum.

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.



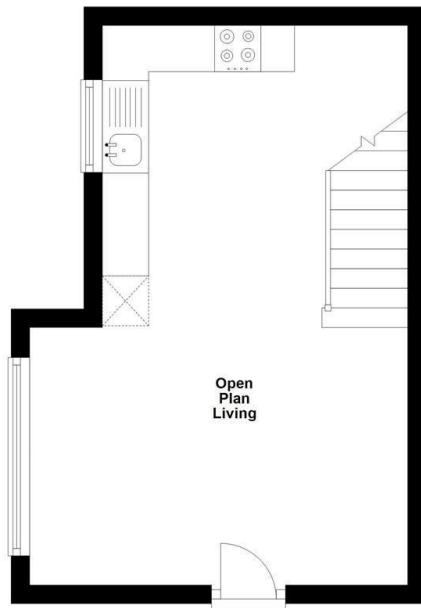
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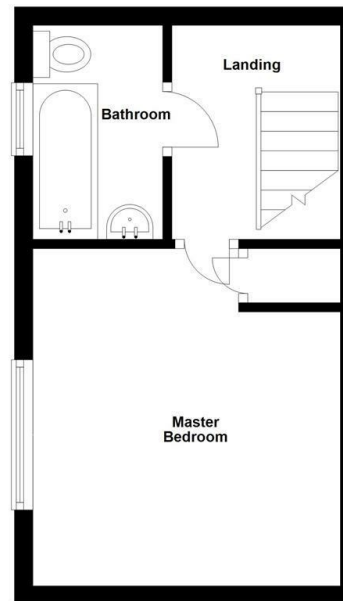
Ground Floor

Approx. 22.1 sq. metres (238.2 sq. feet)



First Floor

Approx. 20.1 sq. metres (216.3 sq. feet)



Total area: approx. 42.2 sq. metres (454.4 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

