



**christopher  
rose**  
estate agents

FREE MARKET APPRAISALS  
01908 904222

**15f Falcon Avenue, Springfield, Milton Keynes, MK6 3HG**  
guide price for the leasehold £175,000

Ideal for a first time buyer or Investors, this well-presented two double bedroom first floor flat. Situated in the Springfield area of Milton Keynes, benefiting from having gas radiator heating system and UPVC double glazed windows, with a fitted modern Kitchen and bathroom, there is ample storage space also in the property. Viewing is highly recommended to appreciate what this flat has to offer. NO UPPER CHAIN.

**Entrance:**

Secure entry phone system, steps rising to the first floor.

**Entrance Hall:**

Three spacious storage cupboards, laminate floor, coving, opening on to the open plan living/kitchen areas.

**Open plan living room and kitchen: 13'8 max x 13'5 max**

**Living Area:**

Doors leading to two double bedrooms, laminate flooring, radiator and TV point.

**Kitchen Area:**

Double glazed window to rear aspect, range of wall and floor mounted units, four ring gas hob, oven under and extractor fan over, 1½ stainless steel sink drainer unit, plumbing for washing machine, space for an upright fridge/freezer, part tiled walls and laminate flooring, open to the living area.

**Bedroom One: 11'10 x 9'8**

Double glazed window to front aspect, radiator and double wardrobe.

**Bedroom Two: 10'8 x 9'9**

Double glazed window to front aspect and radiator.

**Bathroom:**

Panelled bath with mixer tap shower attachment, shower screen, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls and extractor fan.

**To the outside:**

There is a communal garden area.





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property consultants

**Gloucester House**  
**399 Silbury Boulevard**  
**Central Milton Keynes**  
**MK9 2HL**

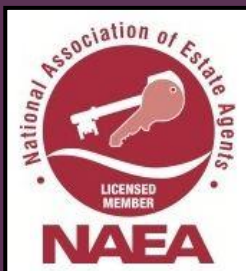
t 01908 904222

f 01908 904242

e [info@christopherrose.co.uk](mailto:info@christopherrose.co.uk)

w [www.christopherrose.co.uk](http://www.christopherrose.co.uk)

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## General:

All mains services are connected. The property is in Council Tax Band A.

## Agents Note:

All viewings are strictly by appointment only. In order to be completely transparent, certain suppliers of services such as solicitors, mortgage brokers, surveyors and removal companies may pay Christopher Rose Property Consultants a small introducer's fee for recommending clients to them. Please note that we only deal with long established professional services used long before the introduction of referral fees.

The property is Leasehold and we are given to understand that there is a 125 lease from 1/2/1988 in place with approximately 92 years unexpired. We are advised that there the service charges are £146.34 per quarter (we have not been able to ratify this and suggest your legal representatives should check all such information).

## Education:

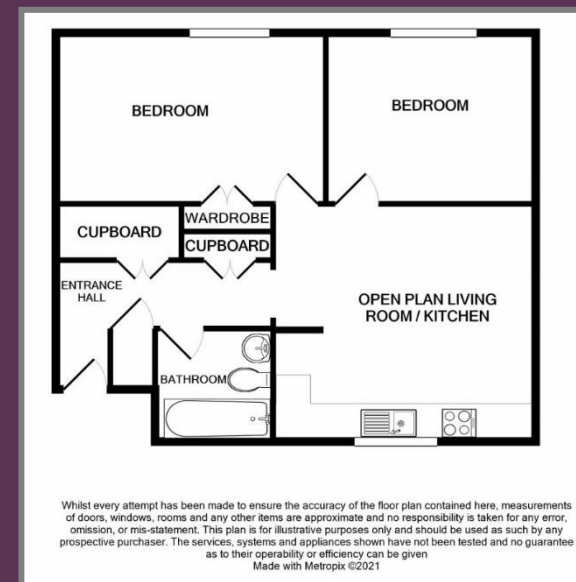
There are a good variety of local state and private schools in the local area. For details visit: [www.miltonkeynes.gov.uk/schools-and-lifelong-learning](http://www.miltonkeynes.gov.uk/schools-and-lifelong-learning).

## About Area:

Springfield is a residential area situated close to Central Milton Keynes. The Grand Union Canal runs by Springfield into nearby Peartree Bridge and there are also pleasant walks at nearby Linear Park and The Woolstones. There are two schools in the area, Shepherdswell First School and The Orchards (formerly Springfield Middle) School. Central Milton Keynes is within close walking distance and enjoys an array of shopping and leisure facilities to cater for all needs, a well-attended theatre, multiplex cinema and indoor ski dome, to name but a few of the many attractions. Milton Keynes Central mainline station offers fast and frequent services into London Euston and the North of England.

## Directions:

From Central Milton Keynes head east along V6 Childs Way at the roundabout junction with Kenwood Gate, at the roundabout, take the 3rd exit onto Falcon Avenue and no 15F can be found on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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