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rose

estate agents

FREE MARKET APPRAISALS

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1 Sakura Walk, Willen Park, Milton Keynes, MK15 9EJ
guide price for the leasehold £235,000

A modern, ground floor, two bedroom apartment of contemporary internal design, with an open – plan lounge/dining/kitchen arrangement, two double bedrooms, good sized bathroom with laundry/utility cupboard, gas-fired central heating to radiators, double glazing, allocated parking space and fully-enclosed low-maintenance rear garden.

Unlike most apartments, the property enjoys its own private entrance and is situated within a short distance of open parkland and Willen Lake.

Accommodation:

Storm Canopy:

Double glazed entrance door to:

Entrance Hall:

‘Wood’-effect flooring, radiator.

Open-Plan Lounge/Dining/Kitchen Area: 19’5” (max.) x 17’10” (max.) (irregular shape – see Floor Plan)

Lounge Area:

‘Wood’-effect flooring, double glazed windows and French doors to rear, one double and one single radiator.

Kitchen Area:

Refitted now with single drainer stainless steel sink unit with mixer taps inset to worksurface, range of base and eye-level units, ample additional worksurface with complementary splash-areas. Integrated appliances include: oven, hob and extractor fan. There is also a built-in dishwasher and space for a fridge / freezer. Eye-level cupboard housing gas-fired combination boiler serving domestic hot water supply and radiators, additional worksurface area with cupboards under and side tall unit, tiled floor, twin double-glazed windows to front aspect.



Bedroom 1: 12'11" x 8'5"

Built-in triple wardrobe, double glazed window to rear aspect, 'wood'-effect flooring, contemporary wall-mounted electric fireplace with mirrored surround, radiator

Bedroom 2: 9'6" x 8'8"

'Wood'-effect flooring, triple fitted wardrobe, double glazed window to front aspect, radiator.

Bathroom: 7' x 5'

Suite of panelled bath with shower over, pedestal wash hand basin, low-flush WC, extensive complementary tiling, extractor fan, tiled floor, electric shaver point, two built-in cupboards – one mirrored one without, double glazed window to front aspect, chrome heated towel rail.

There is a storage cupboard in this room which has plumbing for the washing machine and is being used as a laundry/utility room.

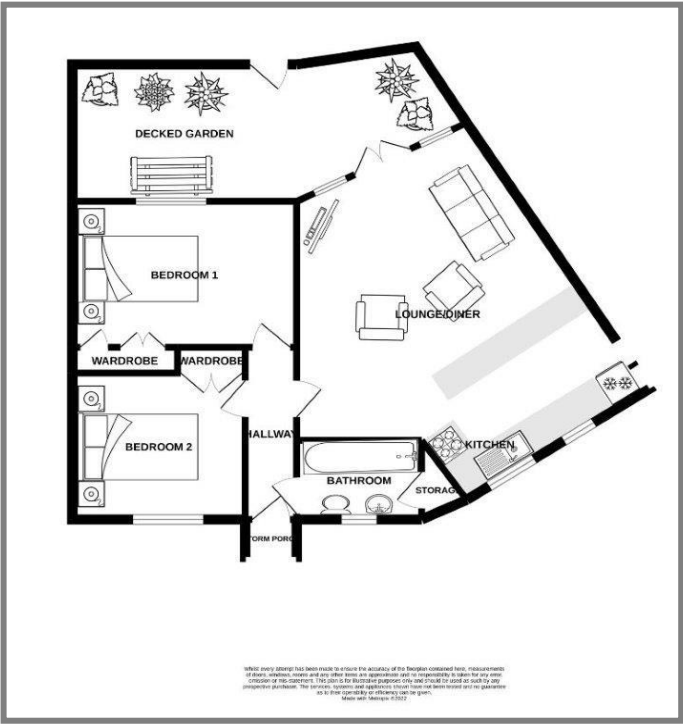
Outside:

Rear Garden:

Fully fenced enclosed, low-maintenance rear garden with recently replaced wooden decking, garden shed, large gated access leading to allocated parking.

Parking:

There is one allocated parking space.



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General:

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

Agent's Notes:

The property is Leasehold and would-be purchasers are advised to have their legal representative verify the details of the Lease to confirm the remaining term, ground rent, service charges, etc. However, we are led to believe that there are 114 years remaining, with an annual ground rent of £200 and a service charge of £797 per annum.

On site there are lockable cycle sheds and there are beautiful 'redway' cycle and footpaths nearby leading to Willen Lake and the surrounding countryside.

Please note that the fitted Kitchen appliances have not been tested by Christopher Rose Property Consultants Limited. All viewings on this property are strictly by appointment only.

Education:

There are a variety of state and private schools in the local area. For details visit:
<http://www.milton-keynes.gov.uk/schools-and-lifelong-learning>

About Area:

Sakura Walk is on the edge of Willen Park, close to Willen Lake and all of its attractions and facilities, open parkland and the Ouse Valley River Walk. There are local shops and amenities in nearby Willen and the property is situated only a short distance from junction 14 of the M1 motorway and approximately 3 miles from Central Milton Keynes mainline rail station, which offers a fast and frequent service into London Euston and the North of England.

Nearby Central Milton Keynes boasts one of the largest under cover shopping centres in the UK. The 'Centre MK' provides shopping and leisure facilities to cater for all needs, including boutique and high street brand shops, restaurants, cafés, clubs, bars, a well-attended theatre, an indoor ski dome and a multiplex cinema complex.

Directions:

From Central Milton Keynes, head east along the H5 (Portway) until reaching the roundabout junction with the V10 (Brickhill Street) and take the first exit left. Almost immediately turn left again and a short distance along this road you will see a sign marking the entrance to Lovat Fields Retirement Village. 1 Sakura Walk can be found immediately to the right of this entrance. We would suggest that you park in the visitor's parking area, adjacent to the apartment.



Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches.

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