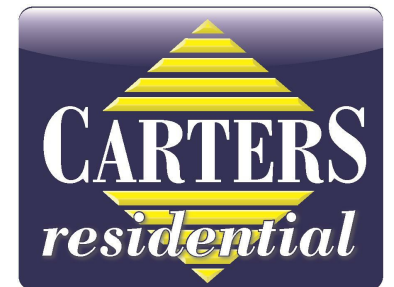




Lowndes Grove, Shenley Church End, MK5 6EF



38 Lowndes Grove
Shenley Church End
Buckinghamshire
MK5 6EF

£260,000

£240,000 for a 60% share plus a £20,000 premium

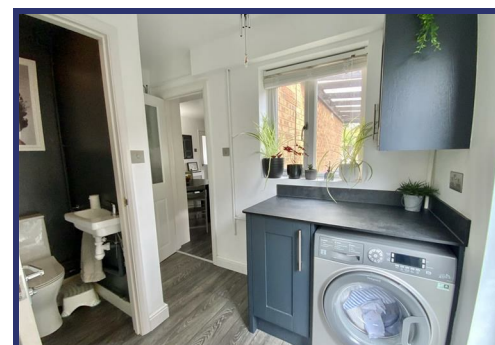
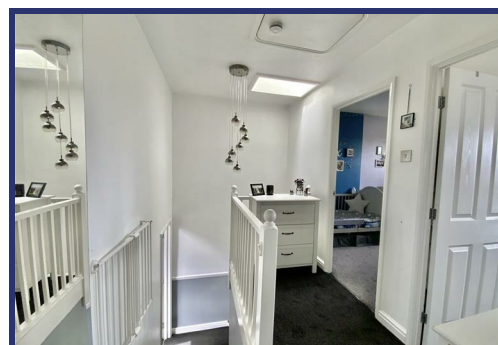
A fabulous, extended and much improved 3 bedroom split level design semi detached house offered on a 60% shared ownership basis.

This extended house has been reconfigured and much improved by the current owners, the split level accommodation offering a versatile layout, highlights of which are large refitted kitchen/dining room and the living room with high vaulted ceiling. In addition it has a utility room and cloakroom. The 3 bedrooms are split over two levels and there is a family bathroom. The house also benefits from spacious hallways and landings.

Outside the property has attractive gardens, off-road parking for 3 cars and a carport.

This is a unique home which must be seen to be appreciated.

- 60% SHARED OWNERSHIP
- PRICE INCLUDES £20,000 PREMIUM
- MONTHLY RENT ONLY £172.35
- MANY IMPROVEMENTS CARRIED OUT
- FABULOUS LARGE KITCHEN
- LIVING ROOM WITH HIGH VAULTED CEILING
- SPLIT LEVEL ACCOMMODATION
- 3 BEDROOMS
- FANTASTIC HOUSE - DON'T MISS OUT!





NOTE ON SALE PRICE

The share is valued at £240,000 which represents 60% of the full value at £400,000

An additional premium of £20,000 has been added to give a purchase price of £260,000

Buyers will require the premium in addition to any deposit required, as a premium cannot be added to a mortgage.

A monthly rent is payable to Guinness homes of £172.35

Ground Floor

A front door opens to a spacious entrance hall with an under stairs cupboard, a door to the kitchen and stairs up to the mid-level.

The heart of this home is without doubt the large, well appointed kitchen/dining room. The current owners have made a fabulous feature of the kitchen, re-fitting it with an extensive range of units to floor and wall levels with extensive worktops to include a central island. A range of integrated appliances include a 5 ring gas hob, double oven, fridge/ freezer and dishwasher. Feature lighting to wall units and at floor level. Plenty of space for a dining table. Airing cupboard housing the hot water cylinder. Window to the front, door to the utility room.

A utility room has matching kitchen units and worktop. Space for a washing machine. Gas central heating boiler. Window to the front and door to the side.

A cloakroom has a modern white suite comprising WC and wash basin.

Bedroom 3/study is located to the rear with a window overlooking the rear garden.

On the mid-level there is a landing with stairs to the first floor and a door to the living room.

The living room has a high vaulted ceiling with a skylight window and glazed door and side panels opening to the rear garden.

First Floor

A spacious first floor landing has a skylight window, access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a window to the front and a skylight window.

Bedroom 2 is a double bedroom located to the front.

The bathroom has a white suite comprising WC, wash basin and bathroom with shower over. Tiling and panelling to the walls and a window to the rear.

Outside

A driveway to the front and side of the property provides off-road parking for up to 3 cars and includes a carport. Side gated access to the rear garden.

The rear garden has a paved patio and the remainder is laid to lawn with stocked beds and borders. Large garden shed to remain. Enclosed by fencing.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: Lease Start Date 12th October 1988 to 31st March 2111 - Around 87 years to run

Monthly Rent Payable to Guinness £172.35

Local Authority: Milton Keynes Council

Council Tax Band: C

BUYING A SHARED OWNERSHIP HOME

In addition to any funding criteria, buyers must meet the criteria of the housing association – in this case Guinness Homes. They will need to complete an online application to confirm eligibility.

Note for Purchasers

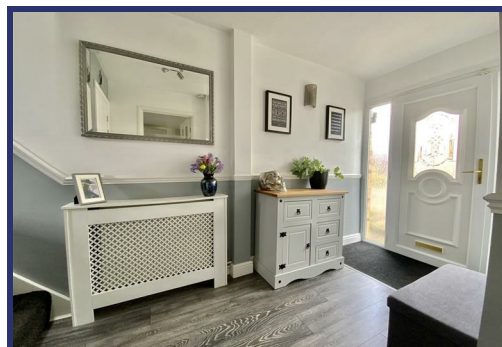
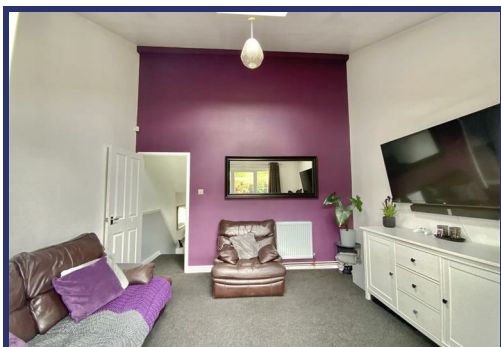
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

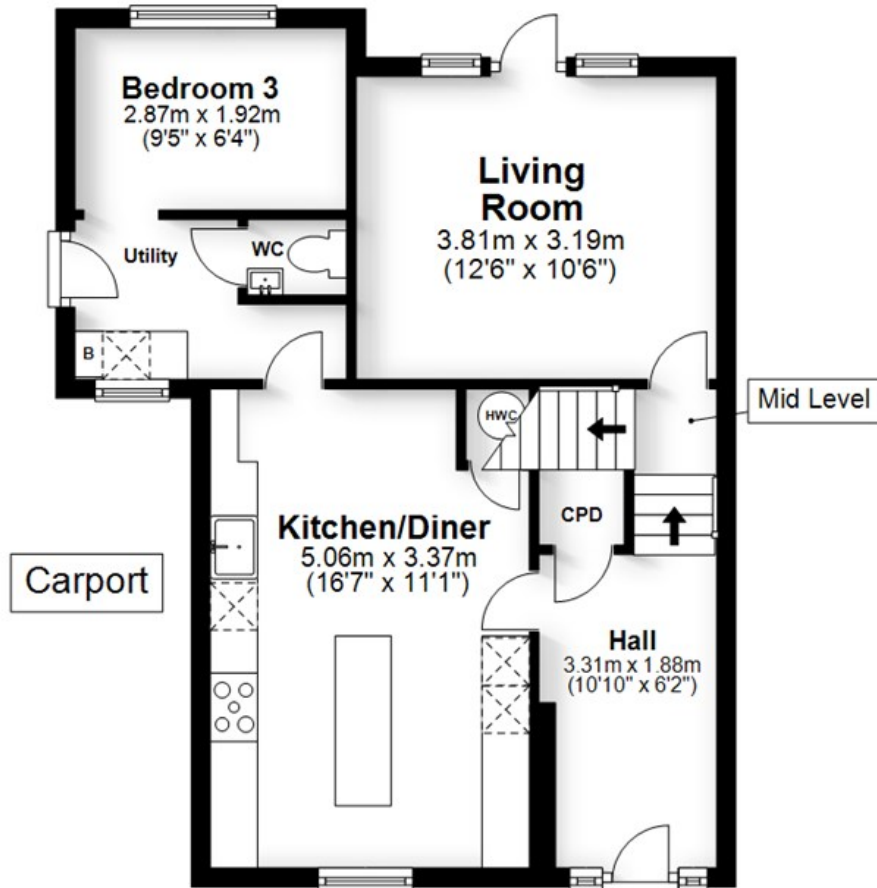
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





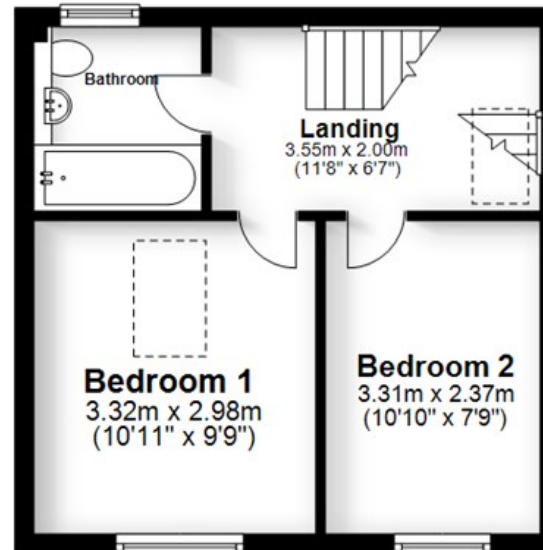
Ground Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



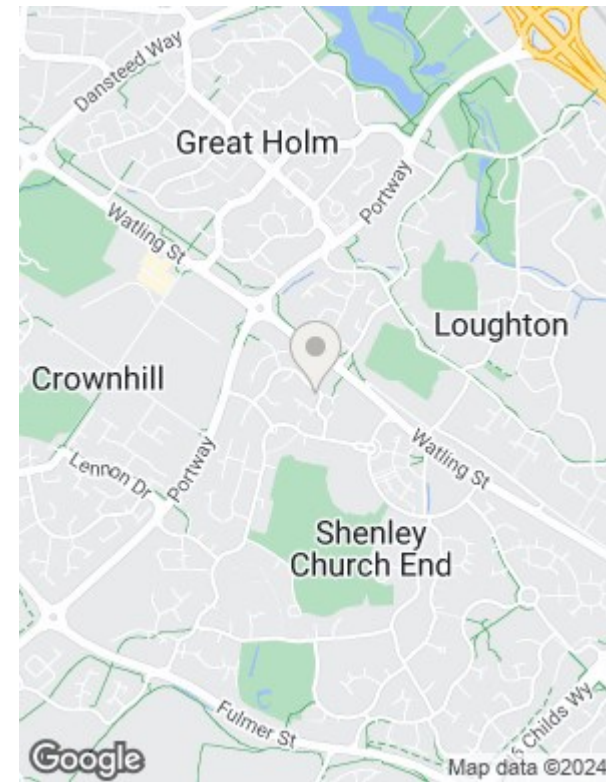
First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Total area: approx. 82.6 sq. metres (889.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

- 01908 561010
- miltonkeynes@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

