



Albion Place, Milton Keynes, MK9 4AJ



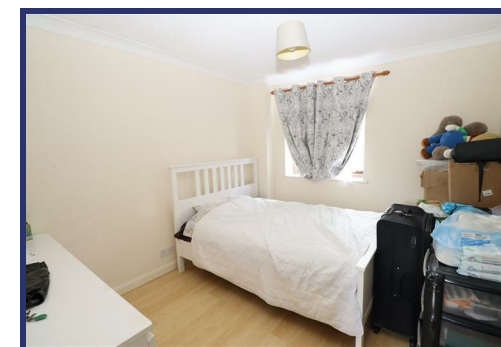
17 Albion Place
Campbell Park
Milton Keynes
Buckinghamshire
MK9 4AJ

£170,000

Carters Estate agents are delighted to offer for sale this modern ground floor apartment within Campbell Park (within close proximity to Central Milton Keynes).

The property is currently Let in an assured short-hold tenancy agreement and the current tenants are keen to continue. The accommodation comprises, entrance hall, open plan living/ kitchen, two double bedrooms and a bathroom. To the outside there is allocated parking.

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINING/KITCHEN
- IDEAL INVESTMENT/FIRST TIME PURCHASE
- ALLOCATED PARKING
- CENTRAL LOCATION





Accommodation

The property is entered via a door into the communal entrance hall. The apartment is entered via a solid door into the entrance hall which has doors to all rooms and a storage cupboard housing the hot water tank.

The kitchen and lounge/dining are open-plan. The kitchen area has a window to the front aspect and is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Spaces for all appliances. Built-in electric oven with hob and extractor hood over. Tiled to splashback areas.

The lounge/dining area has a window to the rear aspect.

Bedrooms one and two have windows to the rear aspect.

The bathroom has a white suite comprising low level w.c., wash hand basin and panel bath with shower over. Obscure glazed window to front aspect.

To the exterior, there is an allocated parking space for one vehicle.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 99 Years from 1999 - 74 years remaining.

Annual Service Charge & Annual Ground Rent (inc building insurance) £1,013.00 (Approximately £84.41 per month).

Local Authority: Milton Keynes Council.

Council Tax Band: C.

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 undertake 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

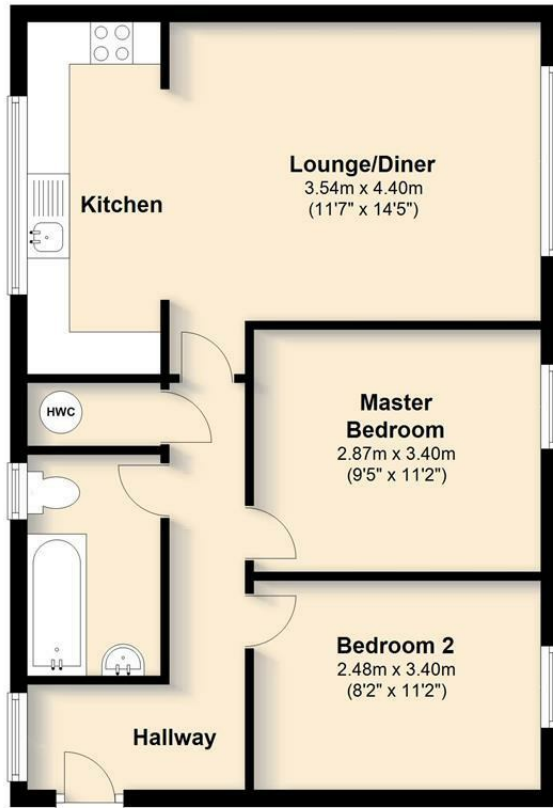
Disclaimer

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. Some items may be available subject to negotiation with the Vendor.



Floor Plan

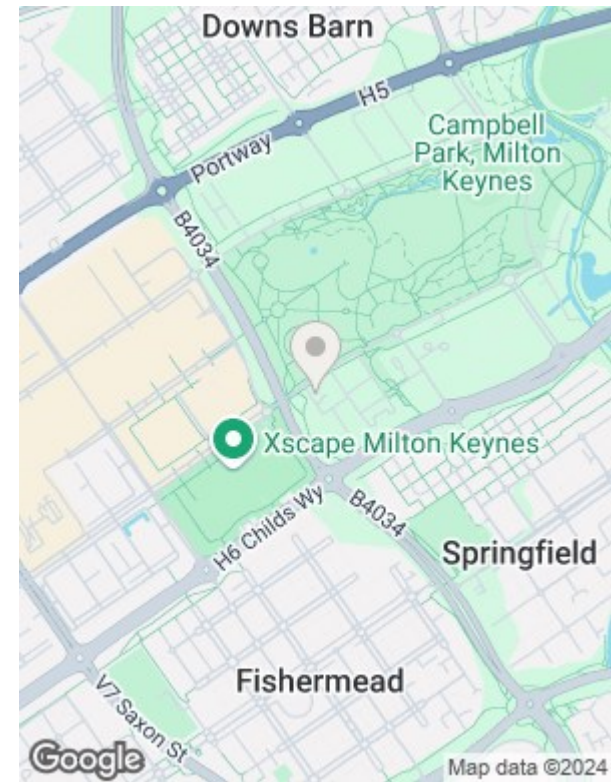
Approx. 55.2 sq. metres (594.5 sq. feet)



Total area: approx. 55.2 sq. metres (594.5 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 usually includes all areas shown on the plan including garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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

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carters.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

