



Mayer Gardens, Milton Keynes, MK5 7EN





40 Mayer Gardens  
Shenley Lodge  
Milton Keynes  
MK5 7EN

**£72,000**

**£66,000 FOR 30% Share + £6,000 Premium**

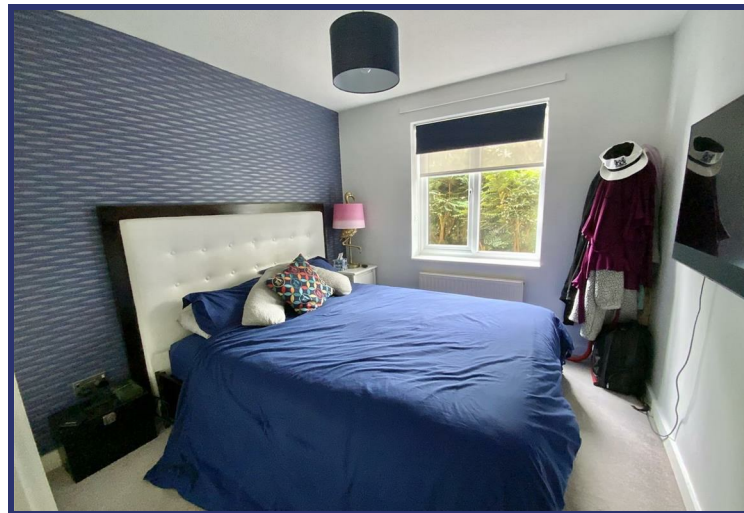
**A beautifully presented and much improved 2 bedroom ground floor apartment offered on the popular shared ownership scheme.**

The apartment has had many improvements carried out by the current owner including upgrades to the kitchen, a replacement bathroom, and replacement internal doors. It has accommodation set on the ground floor comprising; entrance hall, living room, kitchen with space for a small dining table, 2 good size bedrooms and a re-fitted bathroom suite. Outside the property has an allocated parking space.

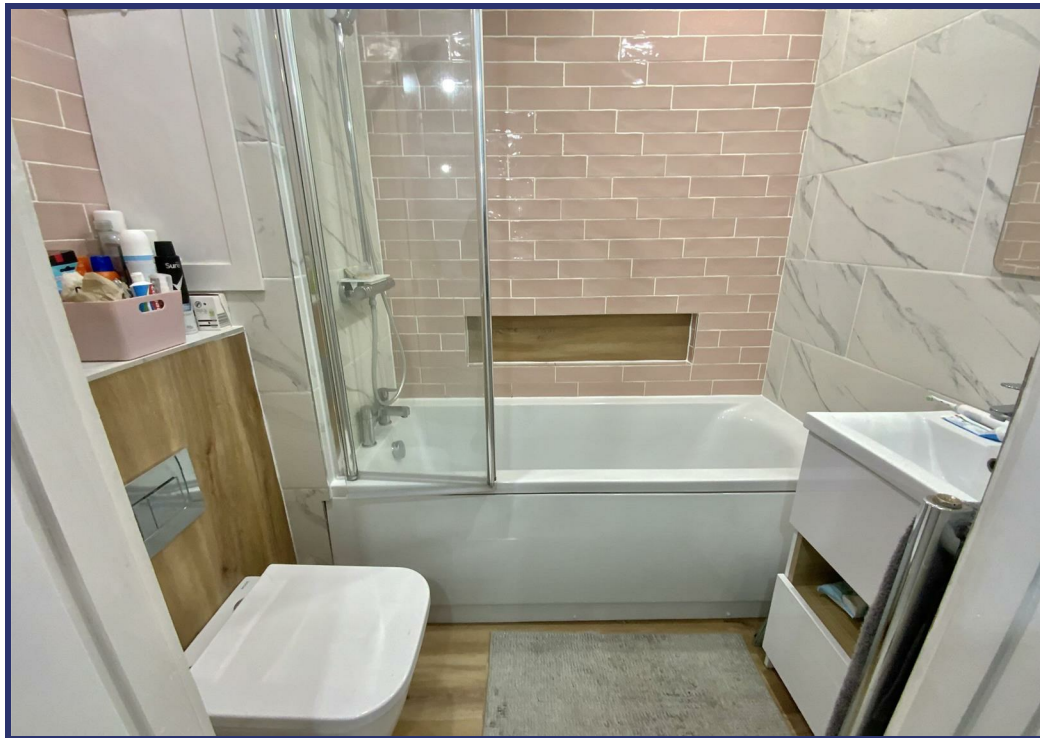
The property is located on the sought-after area of Shenley Lodge with nearby facilities to include supermarkets of Sainsbury's, and Morrisons, and just a short drive from Central Milton Keynes and the railway station.

A fabulous home, beautifully presented, which must be seen.

- 30% SHARED OWNERSHIP
- GROUND FLOOR APARTMENT
- SEPARATE LIVING ROOM
- FITTED KITCHEN
- RE-FITTED BATHROOM
- ALLOCATED PARKING
- GAS TO RADIATOR HEATING
- SOUGHT AFTER LOCATION







### Accommodation

A front door opens to the entrance hall which has laminate flooring, a shoe rack and modern contemporary replacement doors to all rooms.

The living room has a window to the rear, laminate flooring and coving to ceiling.

A kitchen/dining room has a range of units to floor and wall levels with worktops and a sink unit. Space for all appliances to include a cooker, fridge/freezer, washing machine and tumble dryer or dishwasher. Space for small dining table, window to the front and a gas central heating boiler. Airing cupboard housing the hot water cylinder.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is located to the rear, with feature panelling to one wall.

The bathroom has a modern replacement suite comprising; a WC with concealed cistern, wash basin mounted on a vanity unit and a bath with shower and glass screen over. Tiled walls

### Parking

The property has an allocated parking space to the rear.

### Heating

The property has gas to radiator central heating.

### Share and Costs

30% Shared ownership in conjunction with Guinness Trust.

Monthly Rent Payable £290.56

Monthly Service Charge £120.91

Tenure: Leasehold - Lease is 120 years from 1991, therefore there are approximately 87 years remaining.

Council Tax Band: A

### 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

### Agents Note

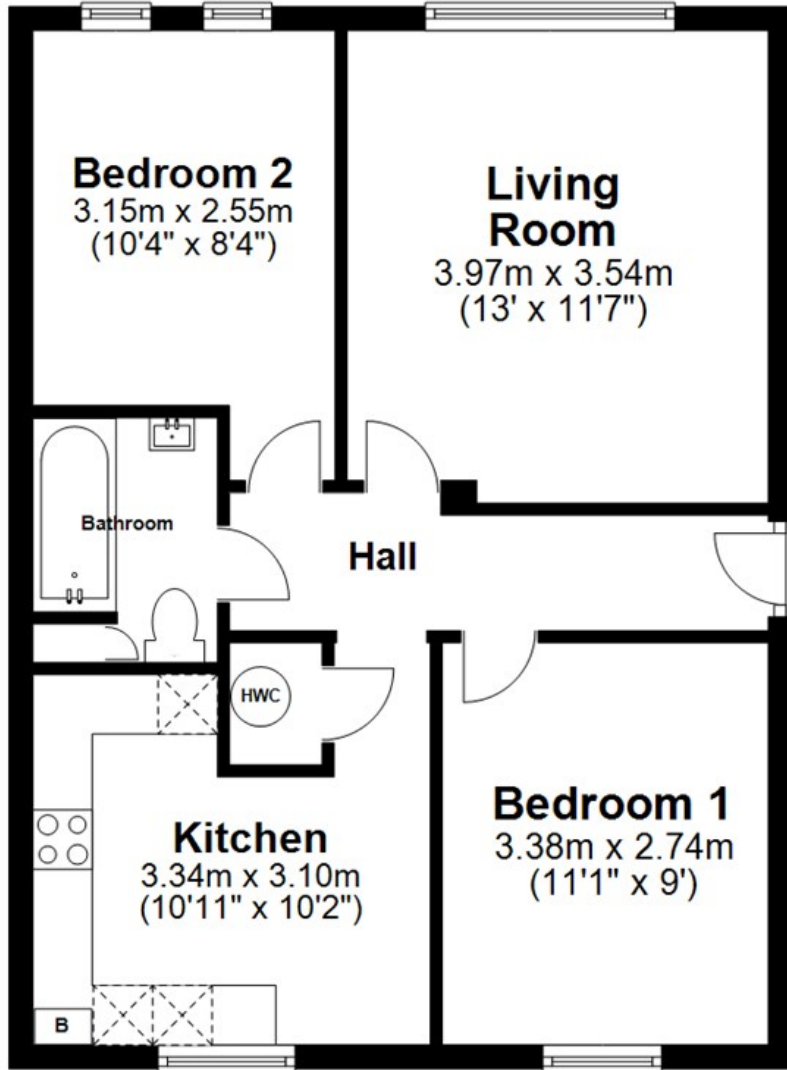
The vendor is an associate of an employee of Carters Property Management - an associated company of Carters Estate Agents

### 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

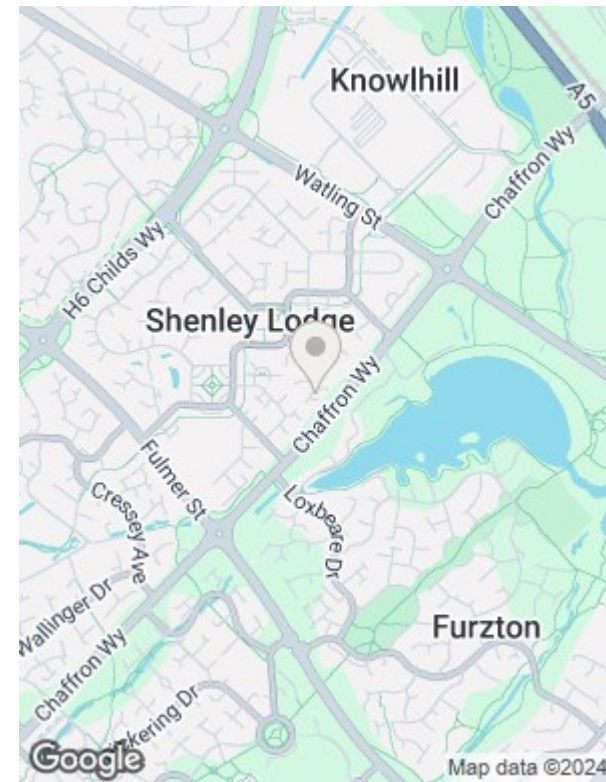
Approx. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 52.2 sq. metres (562.1 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

