

10 Lockton Court  
Emerson Valley  
Buckinghamshire  
MK4 2EH

## Offers In Excess Of £200,000

Carters are delighted to offer for sale this well presented one bedroom property situated in the popular location of Emerson Valley on the South Eastern edge of Milton Keynes.

The accommodation comprises; entrance, living room and kitchen on the ground floor. The first floor offers landing, bedroom and bathroom. There is also a garden to the front the property. This property is available for sale with no onward chain.

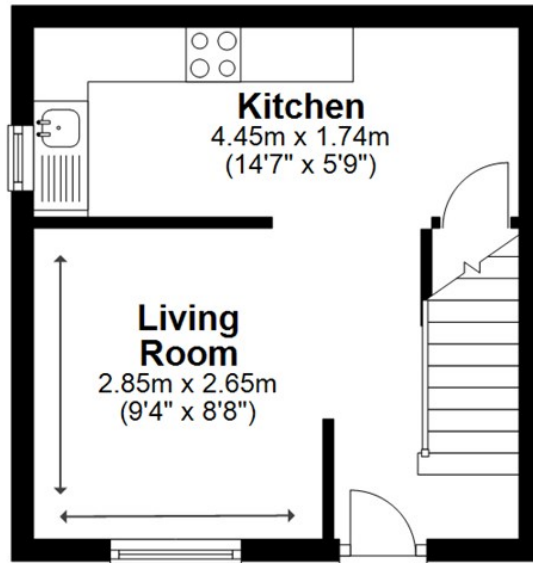
- ONE BEDROOM HOME
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- FRONT GARDEN
- ALLOCATED PARKING
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZING & GAS TO RADIATOR CENTRAL HEATING



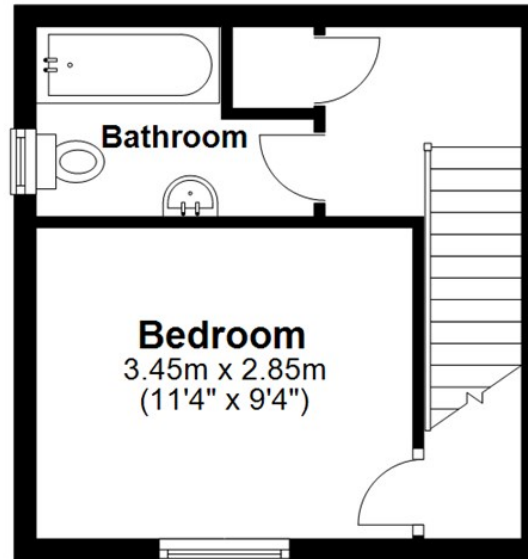
To view this property call Carters on 01908 561010 or email [miltonkeynes@carters.co.uk](mailto:miltonkeynes@carters.co.uk)



## Ground Floor



## First Floor



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



### Ground Floor

The property is entered via a UPVC double glazed door into the entrance. Stairs rise to the first floor landing. The lounge has a UPVC double glazed window to the front aspect. Walk into the kitchen which is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Built-in electric oven with four ring gas hob and extractor hood over. Plumbing for washing machine. UPVC double glazed window to side aspect. Wall mounted gas central heating boiler. Understairs storage cupboard.

### First Floor Landing

Storage cupboard. Door to the double bedroom which has a UPVC double glazed window to the front aspect and built-in double wardrobes. The bathroom has a suite comprising low level w.c., wash hand basin and a panel bath. Obscure UPVC double glazed window to the side aspect. Complementary tiling.

### Exterior

The front garden is laid to lawn with a path leading to the front door. Allocated off-road parking for one vehicle to the rear of the property.

### Cost/ Charges/ Property Information

Tenure: Freehold  
Local Authority: Milton Keynes Council  
Council Tax Band: B

### Location - Emerson Valley

Emerson Valley is a popular location on the sought after western flank of Milton Keynes. There is a good mix of residential housing and open park spaces with plenty of play areas and attractive walks for families; Furzton Lake and Howe Park Woods are also nearby. Westcroft District Centre has a large supermarket plus further range of shops, eateries, doctors and dentist surgeries. Howe Park School and Emerson Valley School are located within the estate and Shenley Brook End secondary school is in close proximity.

### 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			89
(81-91) B			
(69-80) C		72	
(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	

### Viewing Arrangements

01908 561010  
miltonkeynes@carters.co.uk  
carters.co.uk

59 High Street, Stony Stratford,  
Milton Keynes, MK11 1AY

