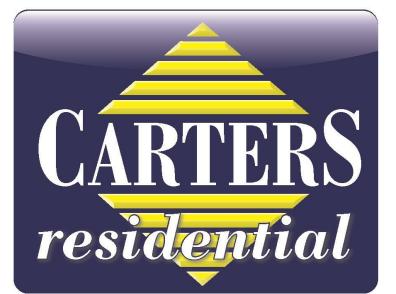




Upminster Close, Milton Keynes, MK10 9PZ



8 Upminster Close
Monkston Park
Milton Keynes
MK10 9PZ

Offers Over £235,000

Carters are delighted to offer to offer for sale this two double bedroom, first floor executive apartment, situated in the sought after location of Monkston Park.

This spacious home comprises, communal entrance with intercom system, entrance hall, open plan living/dining/kitchen area with a central island, and integrated appliances, with a Juliet balcony off of the living area. The master bedroom has an en-suite and fitted wardrobes, the second bedroom is served by the three piece bathroom. To the exterior, there is a garage with allocated parking in front. Available for sale with no onward chain.

- EXECUTIVE APARTMENT
- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- EN-SUITE TO THE MASTER BEDROOM
- OPEN PLAN LIVING/DINING/KITCHEN AREA
- GAS TO RADIATOR CENTRAL HEATING
- GARAGE & PARKING
- NO ONWARD CHAIN





Accommodation

The apartment is located on the first floor communal landing and is entered via a solid front door into the entrance hall. Window to front aspect. Wall mounted intercom telephone entry system. Cupboard housing the central heating boiler. plumbing for washing machine. Door to inner hallway and a further door to the open-plan living/dining/kitchen area. Juliet balcony to the rear aspect with double glazed French doors. The kitchen/dining area 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 with extractor hood over. Built-in microwave. Integrated dishwasher, fridge and freezer. Central island. Tiled flooring. Two windows to the rear aspect.

The inner hallway leads from the entrance hall which has an airing cupboard housing the hot water tank. Doors to all rooms.

Bedroom one is located to the rear and has a built-in wardrobe and a window to the rear aspect. A door leads to the en-suite comprising low level w.c., wash hand basin and shower cubicle. Complementary tiling to walls. Tiled flooring. Heated towel rail. Obscure double glazed window to the rear aspect.

Bedroom two is of double size and is has a window to the front aspect.

The bathroom has suite comprising low level w.c., wash hand basin and a 'p' shape bath with shower over. Complementary tiling. Heated towel rail. Tiled floor. Obscure glazed window to the front aspect.

Exterior

Allocated parking in front of garage for one vehicle. The garage has an up and over door, power and light connected, window to the rear aspect.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 125 Years from 1st June 2004 - Approximately 104 years remaining.

Annual Ground Rent £220 per year.

Annual Service Charge: £1,664.00 per year (Paid quarterly at £416.00 per 1/4).

Local Authority: Milton Keynes Council.

Council Tax Band: B.

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 undergo 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.

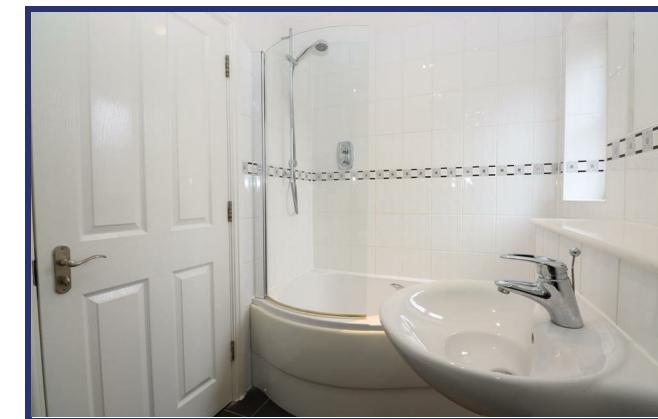
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

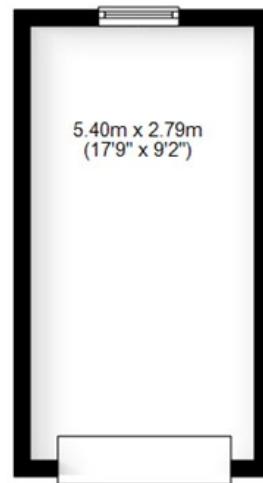
Disclaimer

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.

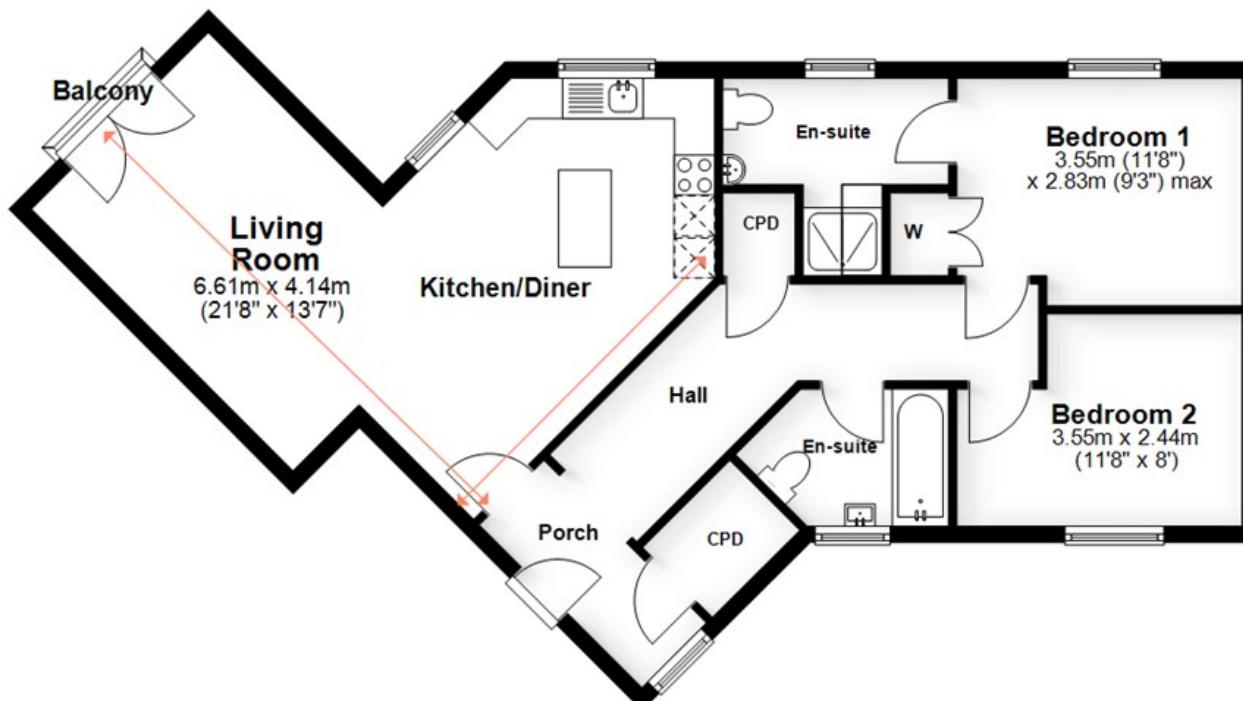




Garage

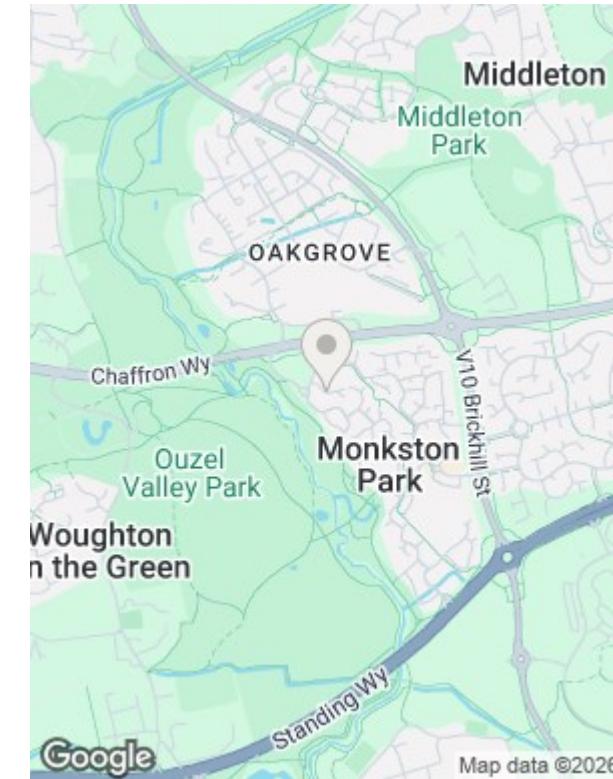


First Floor



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 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	82
EU Directive 2002/91/EC			

