



North Row, Milton Keynes, MK9 3LQ



**Emberton House
210e North Row
Central Milton Keynes
Milton Keynes
Buckinghamshire
MK9 3LQ**

£195,000

**** A 2 BEDROOM APARTMENT IN CENTRAL MILTON KEYNES WITH A 161 YEAR EXTENDED LEASE ****
Carters Estate agents are delighted to offer for sale this modern, top floor apartment within Central Milton Keynes.

The property has just been redecorated and new carpets have been fitted.
The accommodation comprises, entrance hall, lounge, kitchen, two double bedrooms and a bathroom. To the outside there is enclosed allocated parking for one vehicle..
Available for sale with no onward chain.

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN
- EXTENDED LEASE - 161 YEARS
- GAS TO RADIATOR CENTRAL HEATING
- ALLOCATED PARKING FOR ONE VEHICLE
- WALKING DISTANCE TO CMK SHOPPING CENTRE & TRAINING STATION
- IDEAL INVESTMENT/FIRST TIME PURCHASE
- NO ONWARD CHAIN





Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: Lease extension until 24th March 2185 (161 years approx).

No Annual Ground Rent Payable.

Annual Service Charge: £125.00 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.

at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

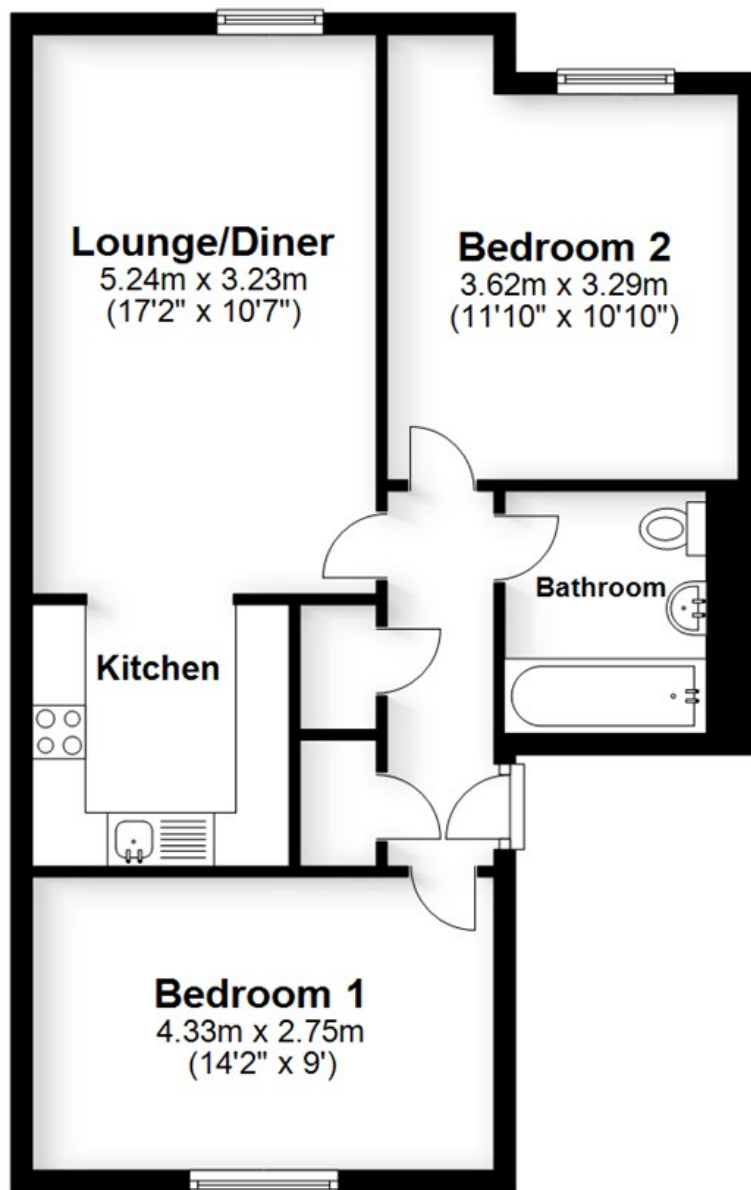


We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

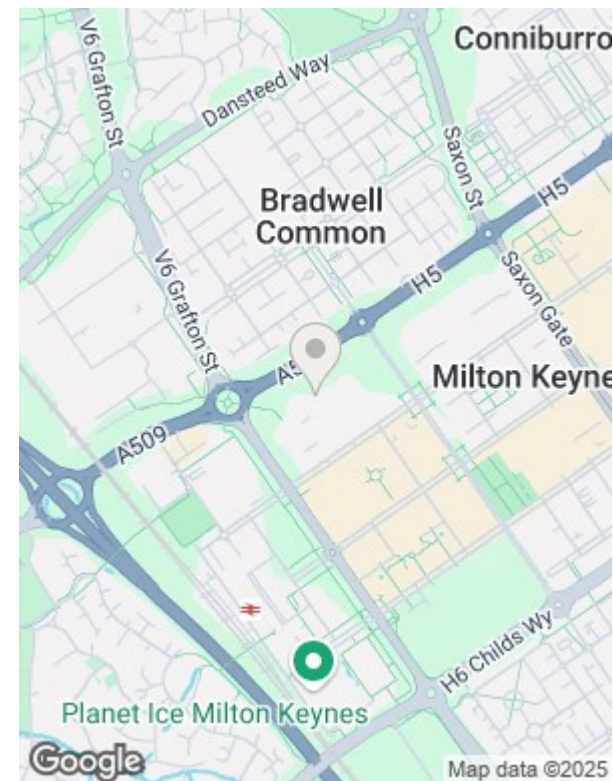
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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

Ground 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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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	EU Directive 2002/91/EC	

