



Kildonan Place, Hodge Lea, MK12 6JQ





**12 Kildonan Place  
Hodge Lea  
Milton Keynes  
MK12 6JQ**

**£160,000**

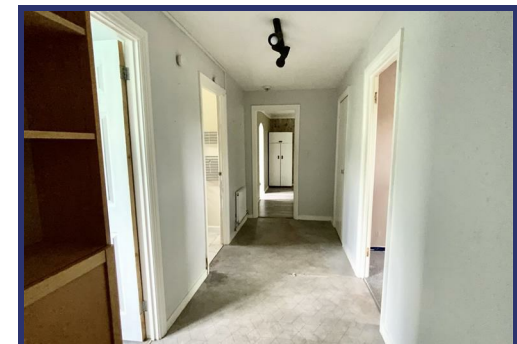
**A 2 bedroom first floor apartment in a block of just four apartments. Offered for sale with vacant possession and no onward chain. A perfect first home, downsize opportunity, or rental investment.**



The apartment is located on the first floor in a block of just four apartments, and has accommodation comprising a large entrance hall, lounge/dining room, good size kitchen, 2 bedrooms, a bathroom and 2 large storage cupboards. There is nearby parking and the property is conveniently located within walking distance of the local grocery store and a short drive to central Milton Keynes with its mainline railway station and extensive shopping facilities.

The property is offered for sale with vacant possession and no onward chain.

- First Floor Apartment
- Block of Just 4
- 2 Bedrooms
- Lounge/ Dining Room
- Kitchen
- Large Storage Cupboards
- Ideal First Home or Investment Property
- VACANT - CHAIN FREE PURCHASE





### **Communal areas**

The front door opens to a communal hall serving four apartments. Number 12 is on the first floor to the right hand side. It has recently had a new front door fitted.

### **Accommodation**

The front door opens to a large entrance hall which has a large walk in store, access to the loft, and doors to all rooms.

The living/ dining room has a large window to the front aspect and an open doorway to the kitchen.

The kitchen has a range of units to floor and wall levels with worktops and a sink unit. Integrated gas hob, electric oven and space for a washing machine. Window to the rear.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is located to the rear.

The bathroom has a suite comprising WC, wash basin and bath. Window to the rear and a walk in airing cupboard with gas central heating boiler and shelving.

### **Heating**

The property has gas to radiator central heating.

### **Cost/ Charges/ Property Information**

Tenure: Leasehold

Length of Lease: Around 88 years to run

Annual Ground Rent £ TBC

Annual Service Charge: Estimated at £1,103.98 for the current year. Service charge review period - Annual

Local Authority: Milton Keynes Council

Council Tax Band: A

### **Note for Purchasers**

In order that we meet legal obligations, should

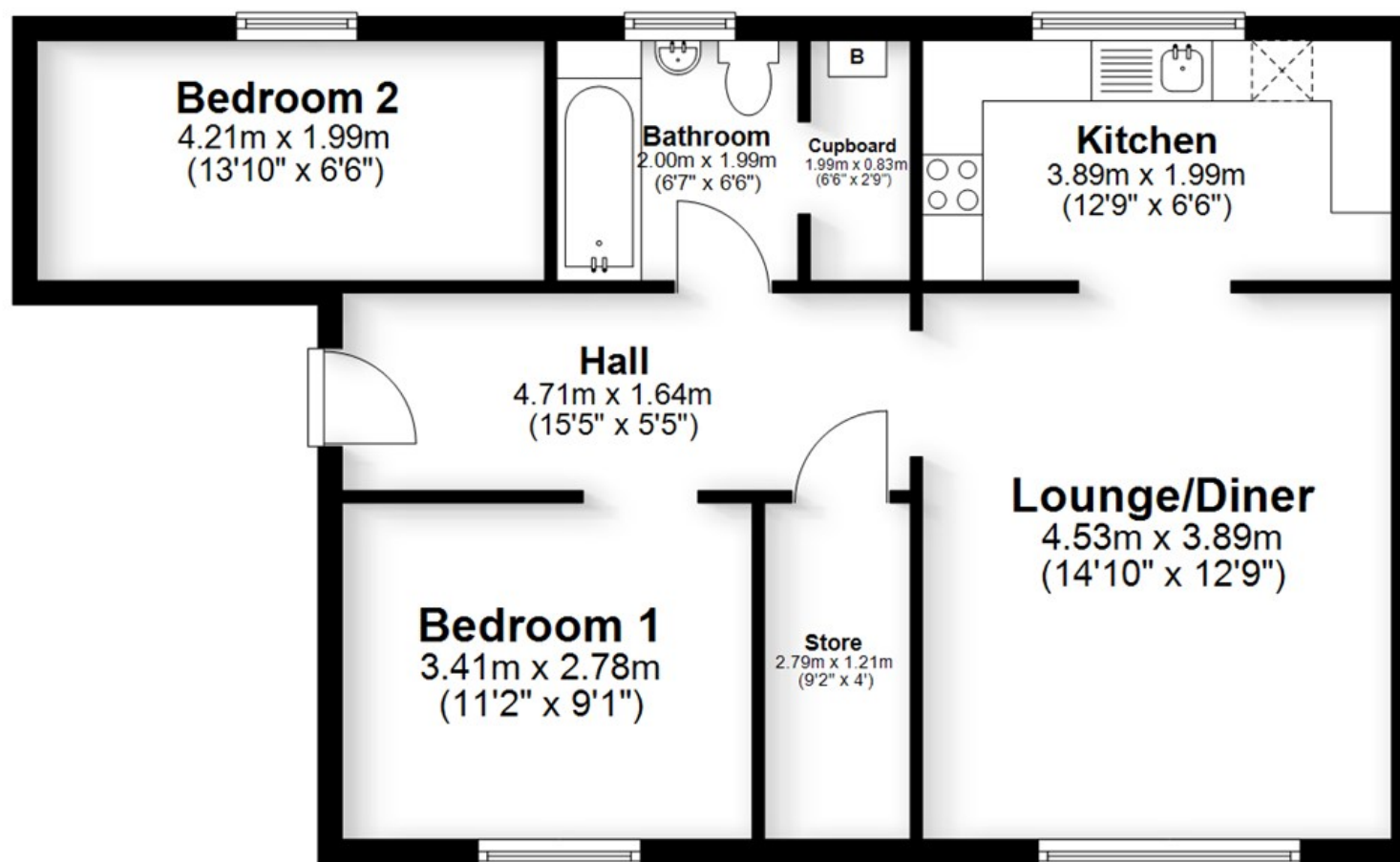
a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also 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

### **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.

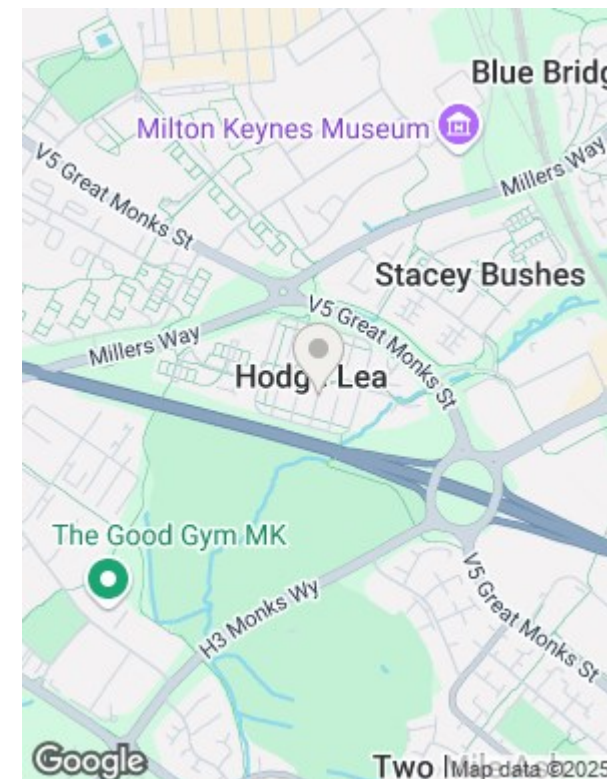


## First Floor



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

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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

