



Dunthorne Way, Milton Keynes, MK8 0LX



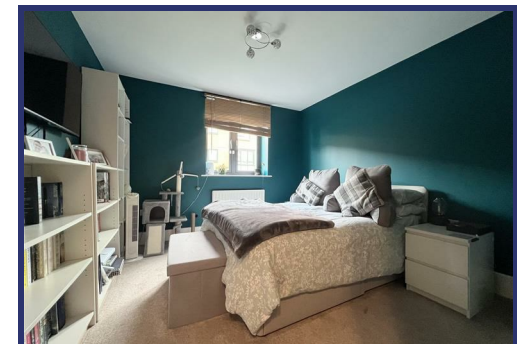
**28 Dunthorne Way
Grange Farm
Milton Keynes
MK8 0LX**

50% Shared Ownership £110,000

Carters are delighted to offer for sale this two bedroom ground floor apartment located in the popular Grange Farm area situated on the West side of Milton Keynes .

This well presented shared ownership property is available at a 50% share. The accommodation comprises, entrance hall, open plan living area including fitted kitchen, fitted family bathroom and two bedrooms. The property further benefits from gas to radiator central heating, double glazing, secure allocated parking with gated access and secure intercom system.

- TWO BEDROOM APARTMENT
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING AREA
- GAS TO RADIATOR CENTRAL HEATING
- DOUBLE GLAZED
- OFF ROAD PARKING
- 50% SHARED OWNERSHIP





Accommodation

The property is entered via a solid front door into the entrance hall. Wall mounted intercom handset. Two storage cupboards. Doors to all rooms.

The lounge/diner has a window to the front and side aspects. Open-plan to the kitchen which is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven. Four ring gas hob with extractor hood over. Wall mounted gas central heating boiler. Plumbing for washing machine. Space for fridge/freezer. Double glazed window to the front aspect.

Both bedrooms are of double size. Bedroom one has a double glazed window to the front aspect. Bedroom two is currently used as a home office and has a double glazed window to the side aspect and two built-in double wardrobes.

The bathroom has a white suite comprising low level w.c., pedestal mounted wash hand basin and a panel bath with a shower over. Fully tiled around the bath area. Complementary tiling to the remainder.

Exterior

Allocated parking for one vehicle. Communal refuse storage. Bicycle storage area.

Cost/ Charges/ Property Information

Tenure: Leasehold.

Length of Lease: 125 Years from 30/03/2007

50% Shared Ownership with Paradigm Housing Association.

Monthly Rent £378.69 (includes service charge & ground rent).

Local Authority: Milton Keynes Council.

Council Tax Band: Band B.

Location - Grange Farm

Grange Farm is predominantly a residential housing estate situated on the popular western flank of Milton Keynes with a fair blend of properties, open spaces and parkland. There are two sought after schools in the vicinity - Christ the Sower primary school and Hazeley secondary

school. The area is served well with a local centre offering a supermarket, eateries and other amenities. The location enjoys access to the A5, A421 and Milton Keynes Central railway station all within striking distance. The M1 is located to the east of MK.

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.

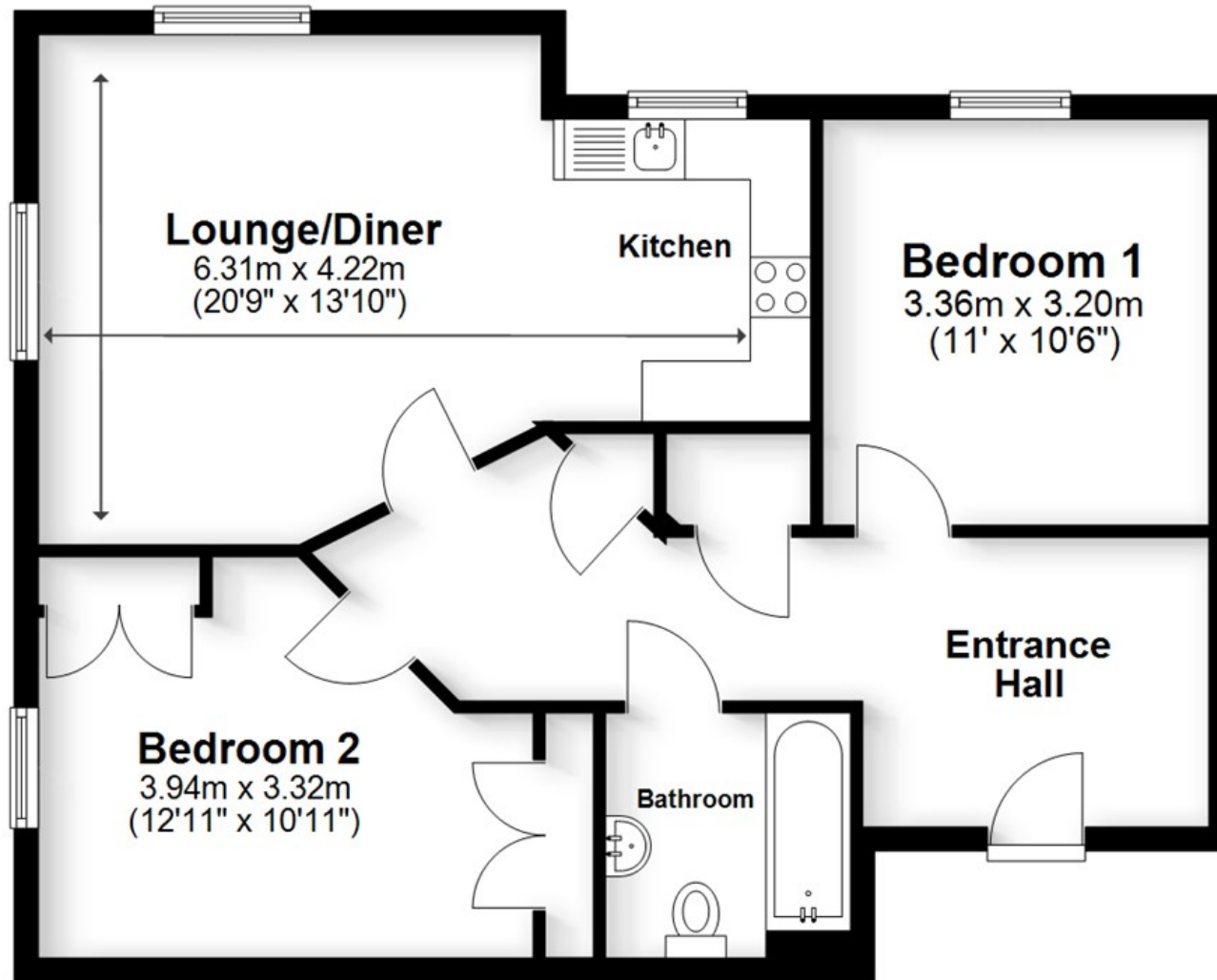
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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.

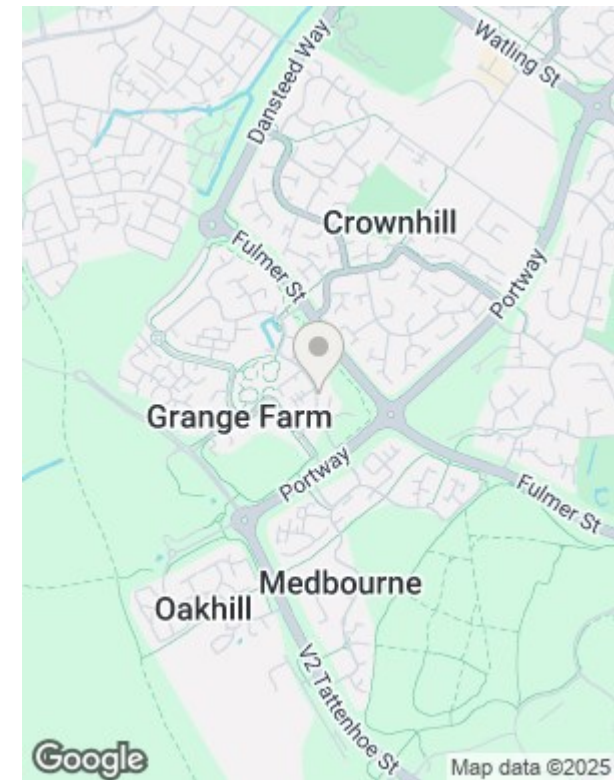


Ground Floor



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	

