



Clun Forest Way, Whitehouse, MK8 1HD



Flat 3, 15 Clun Forest Way
Whitehouse
Milton Keynes
MK8 1HD

£250,000

A beautifully presented first floor apartment with a large open plan living space and 2 bedrooms.

The property, located on the first floor, has single level accommodation comprising a spacious entrance hall with large storage cupboards, a large open plan kitchen/dining/living room with French doors opening to a balcony, 2 double bedrooms and a bathroom with shower over the bath.

Outside the property has a private parking space with electric car charger, several visitor spaces, bin store and bike store.

- First Floor Apartment
- 2 Double Bedrooms
- Large Open Plan Living/ Dining/ Kitchen Space
- Private Balcony
- Parking Space with ELECTRIC CHARGER
- Only Around 2 Years Old
- 997 Years on Lease





Accommodation

A front door opens to a spacious entrance hall which has two large storage cupboards, luxury vinyl flooring which runs throughout the hall, living space and bathroom, and doors to all rooms.

The property has a large open living space with a living room/dining room and kitchen area. The kitchen area has an extensive range of units to floor and wall levels with worktops and a sink unit. Integrated appliances include a gas hob, extractor hood, electric oven, fridge/freezer, washing machine and dishwasher. Window to the rear.

The living room and dining areas have windows to the side and French doors opening to the balcony.

Bedroom 1 is a double bedroom.

Bedroom 2 is a double bedroom.

The bathroom has a modern white suite comprising WC, wash basin and a bath with shower and glass screen over. Window to the rear.

Outside and Communal Facilities

The property has an allocated parking space with an electric car charging point – numbered 110, and there are several visitor spaces. Brick built bin store and bike store.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 999 Years from 2023- Around 997 Years to run

Annual Ground Rent £ . Ground Rent review period: (year/month)

Annual Service Charge: (to be confirmed).

Service charge review period (year/month)

Local Authority: Milton Keynes Council

Council Tax Band: B

Heating

The property has gas to radiator central heating.

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 under take 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

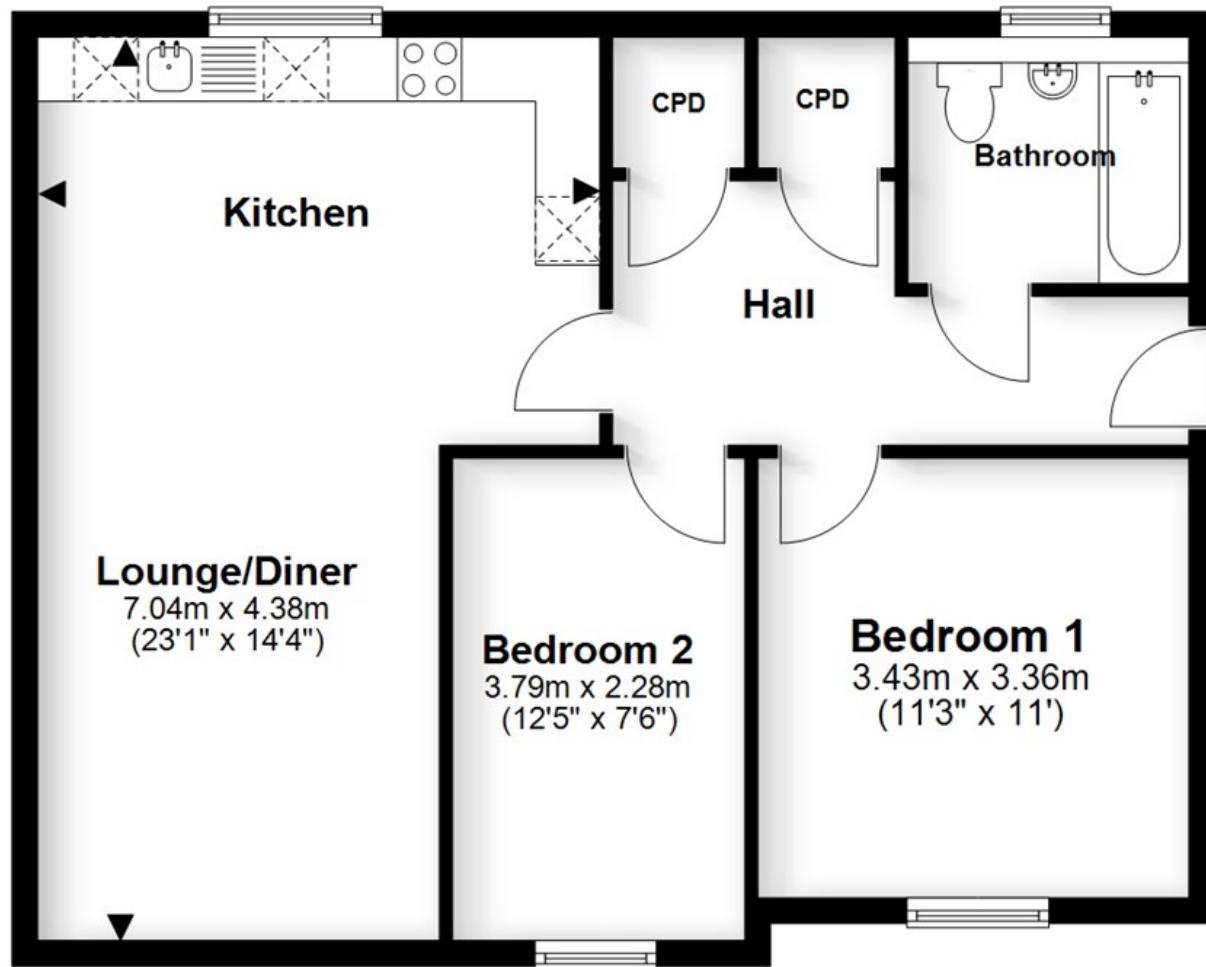
Disclaimer

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

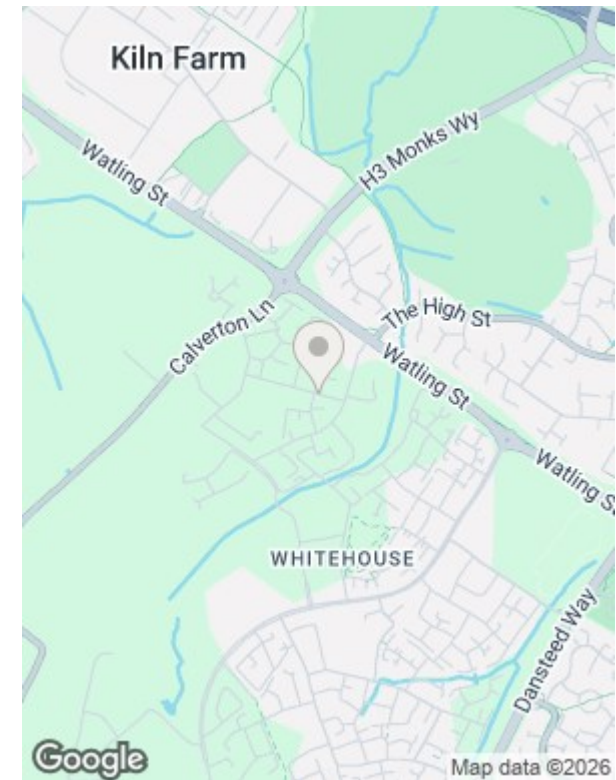
Approx. 62.2 sq. metres (669.2 sq. feet)



Total area: approx. 62.2 sq. metres (669.2 sq. feet)

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

