



Millbank Place, Milton Keynes, MK7 6DU



**33 Millbank Place
Kents Hill
Milton Keynes
MK7 6DU**

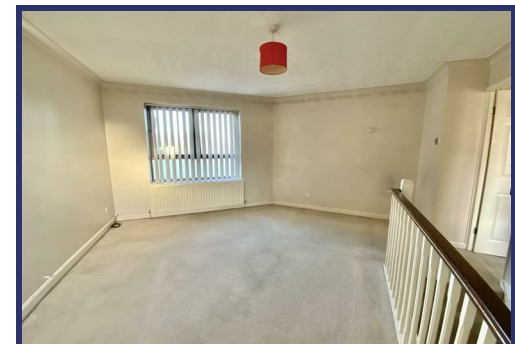
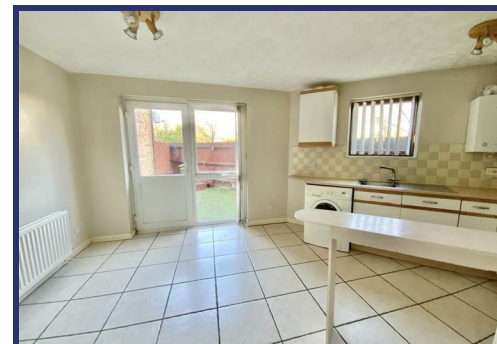
£189,500

A large, one bedroom house, with gardens and parking on two floors on the popular Kents Hill development.

The property has accommodation set on two floors comprising an entrance hall, large kitchen/dining/living room. On the first floor there is a large living room, double bedroom and a bathroom. Outside the property has an enclosed rear garden and parking spaces to the rear.

The property is offered for sale chain free.

- Large 1 Bedroom House
- Kitchen/ Dining Room
- Large First Floor Living Room
- Double Bedroom
- Bathroom
- Enclosed Rear Garden
- Parking to the Rear
- CHAIN FREE SALE





Agents Note

Due to the irregular shape of the angular rooms, dimensions should be considered approximate only.

Ground Floor

A front door opens to the entrance hall which has stairs to the first floor and a door to the kitchen/dining room.

The kitchen/dining room is an angular shaped room, with a dining area with plenty of space for table or perhaps this could be used as a sitting area, with a glazed door and window overlooking the rear garden. The kitchen area has a range of units to floor and wall levels with worktops, a sink unit and a window to the rear. Space for appliances. Under stairs cupboard.

First Floor

The stairs rise into a large living area, again and angular shaped room with windows to the front and rear. A small in a hall leads to the bathroom and bedroom. Airing cupboard with hot water cylinder.

A double bedroom has a window to the front.

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

Outside

Small front garden with pathway to the front door.

Enclosed rear garden with artificial lawn and enclosed by fencing. Backdrop of mature trees.

Allocated parking to the rear.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

Note for Purchasers

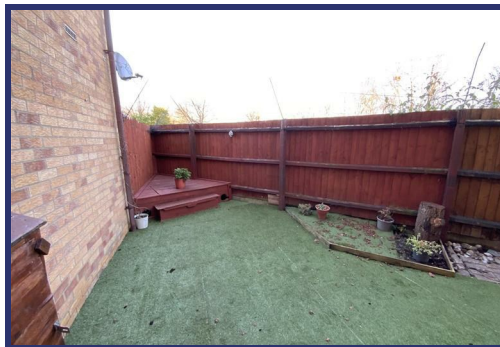
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

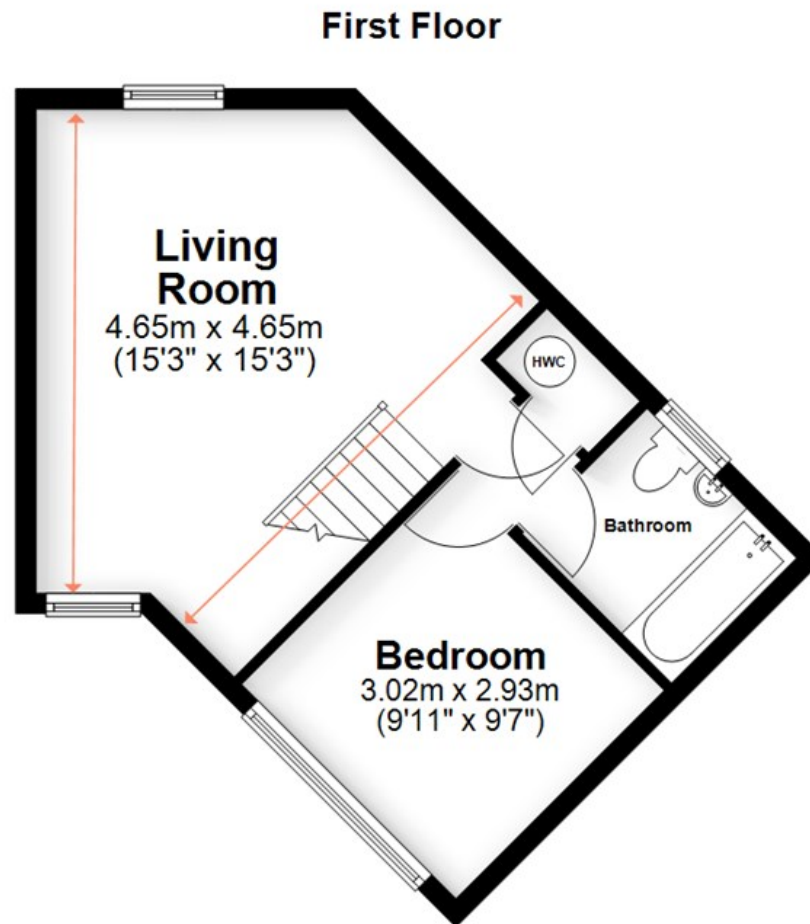
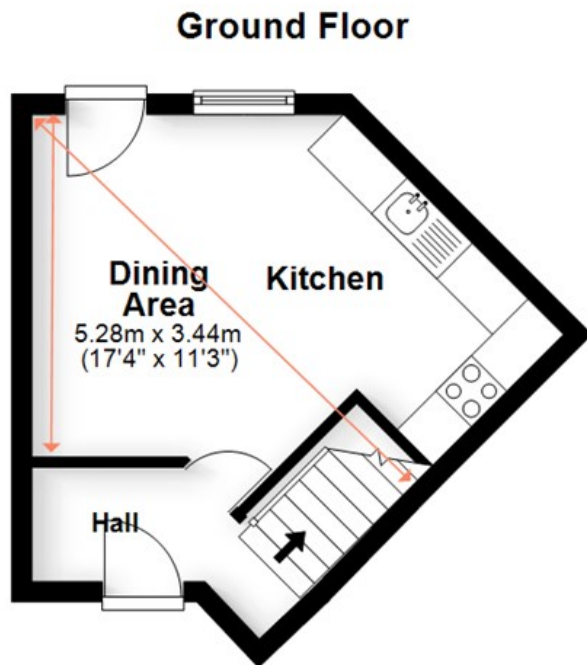
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

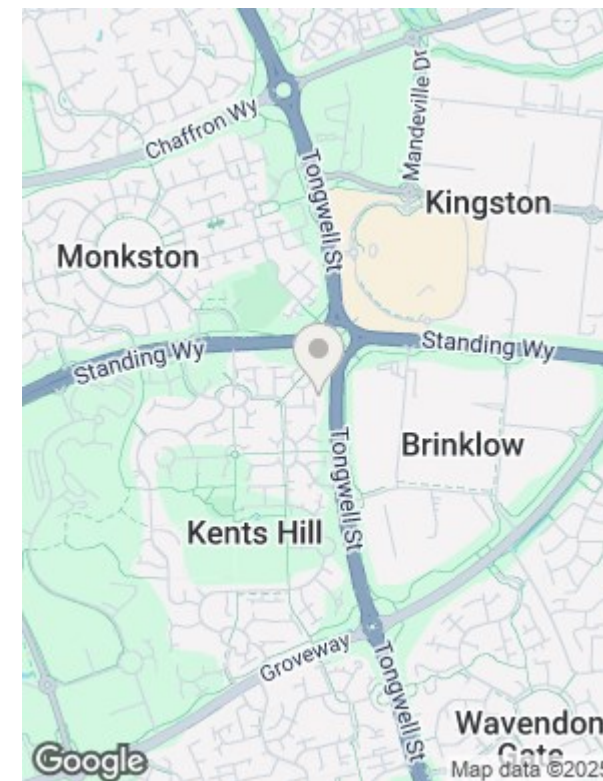
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





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 misstatement. 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		89
(69-80) C	72	
(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

