



Tutbury Lane, Milton Keynes, MK4 4LX



Flat 7
29 Tutbury Lane
Kingsmead
Milton Keynes
Buckinghamshire
MK4 4LX

£259,950

Carters are delighted to offer for sale this stunning two bedroom, two bathroom top floor apartment situated in popular area of Kingsmead.

The accommodation comprises, a communal staircase to the top floor. The apartment is entered via a solid door into the entrance hall, open plan living/dining/kitchen area, two double bedrooms, en-suite to master bedroom, family bathroom & balcony off of the living area. The property further benefits from allocated parking and a bicycle store.

- STUNNING TOP FLOOR APARTMENT
- TWO BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- OPEN PLAN LIVING/DINING/KITCHEN
- BALCONY OFF THE LIVING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING TO THE REAR
- INTERNAL VIEWING HIGHLY RECOMMENDED





Accommodation

When entering the apartment you are greeted with a generous sized entrance hall with two storage cupboards, one of which houses the gas combination boiler. The hallway leads on to the Kitchen/living /diner which offers modern open plan living. The kitchen has fitted appliances, which include an electric oven, gas hob, extractor fan, plus an integrated fridge/freezer, dishwasher & washing machine. The living/dining area has elegant French doors opening out onto a spacious balcony to the front aspect. From the hall lies the family bathroom and two double bedrooms. The master benefiting from an en suite shower room. To the exterior, there is a private, allocated parking space for one vehicle to the rear and a bicycle and bin store.

Cost/ Charges/ Property Information

Tenure: Leasehold.

Length of Lease: 125 Years from 01/04/2021.

Peppercorn Ground Rent

Annual Service Charge: £2,040

Local Authority: Milton Keynes Council.

Council Tax Band: Band B.

Location - Kingsmead

Kingsmead is located within the catchment of highly rated schools, this property is also in close proximity of local amenities situated in Oxley Park, including a Tesco Express and a range of food outlets. A short drive to Central Milton Keynes, Milton Keynes Central railway station with its links to London Euston, and the A5 & A421.

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

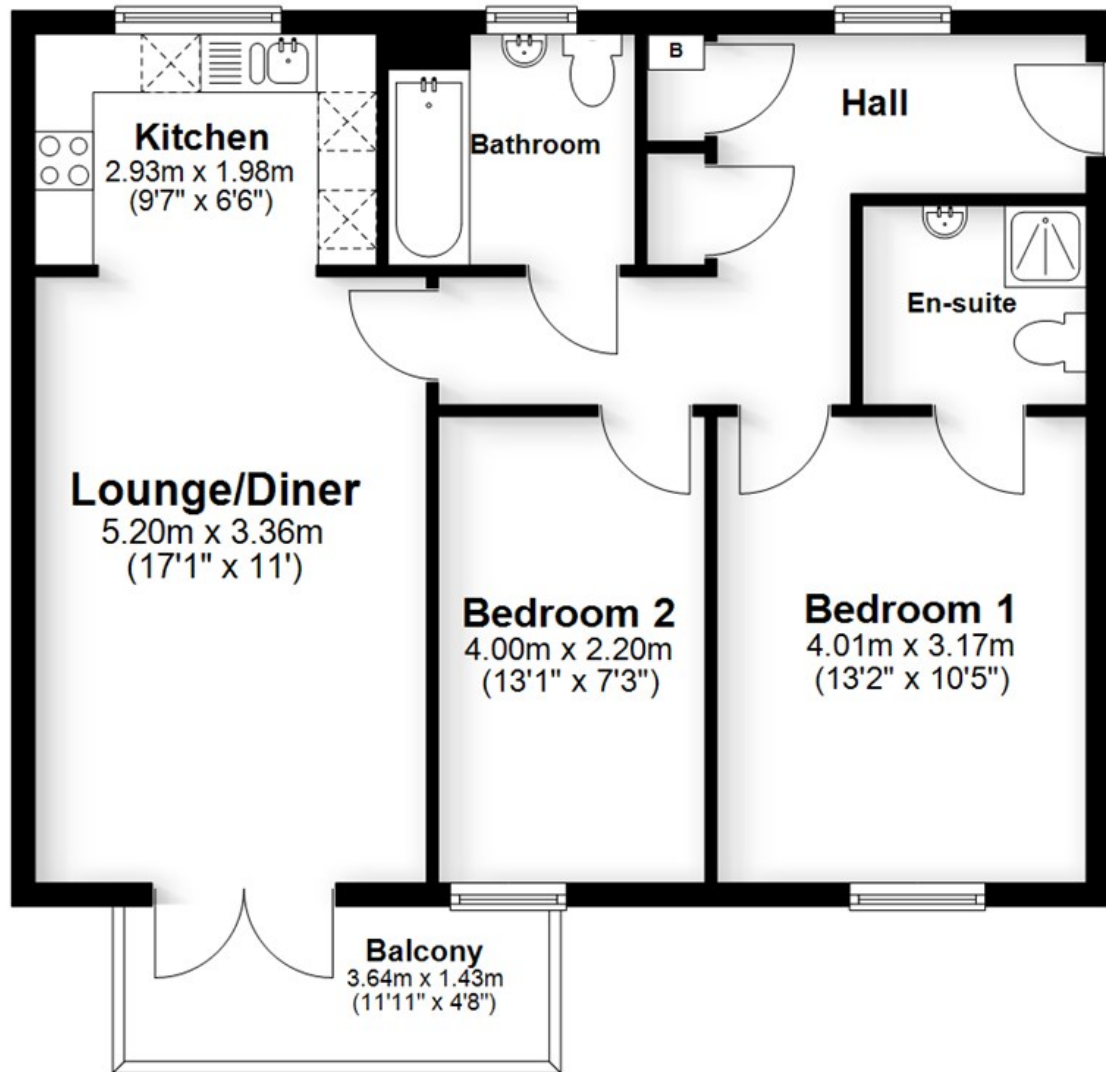
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





Top Floor

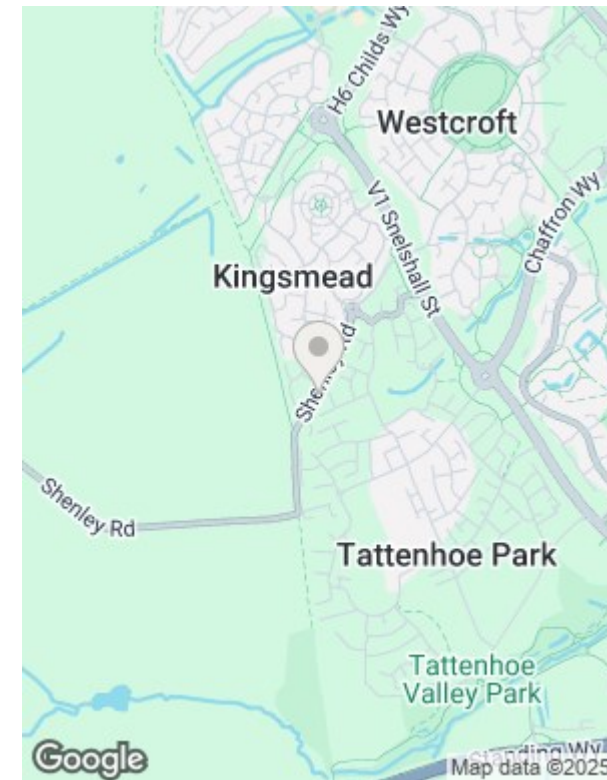
Approx. 65.3 sq. metres (703.3 sq. feet)



Total area: approx. 65.3 sq. metres (703.3 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.

We are open 7 days a week for your convenience

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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		86	86
(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	

