



Groundsel Close, Milton Keynes, MK7 7NT



**10 Groundsel Close
Walnut Tree
Milton Keynes
MK7 7NT**

Offers In Excess Of £180,000

Carters are delighted to offer to the market this **ONE BEDROOM CLUSTER HOUSE**, situated on a Cul-De-Sac in the sought after area of Walnut Tree. The location is very desirable as it is ideal for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North. The Kingston shopping district and Milton Keynes shopping centres are within easy reach and is located within the Walton High School catchment.

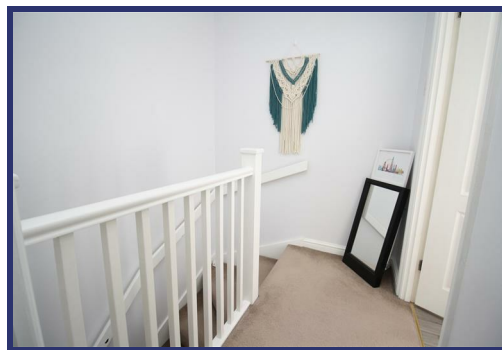
The accommodation in brief comprises an entrance porch, **LOUNGE/DINER WITH WALK-IN BAY FRONTED WINDOW**, kitchen with built in oven and hob, first floor landing, a good sized bedroom and a modern bathroom. The benefits include double glazing, gas to radiator central heating and an allocated parking space to the front of the property. This would make an ideal **FIRST TIME BUY OR BUY TO LET INVESTMENT**. The property is offered in good decorative order and has **NO UPPER CHAIN**. EPC rating C.

- Sought After Location
- Close To Amenities
- One Bedroom Cluster House
- UPVC Double Glazing
- Gas To Radiator Central Heating
- Lounge With Walk-In Bay Fronted Window
- Kitchen With Built In Oven & Hob
- Allocated Parking Space
- Ideal FTB/BTL Investment
- No Upper Chain





**Carters can
arrange for you to
view this property
7 days a week**



Entrance Porch

Enter via a hardwood door with obscure glazed panel into the entrance porch. Door to lounge/diner.

Lounge/Diner

Dual aspect with a sealed unit walk-in bay double glazed window to the front aspect and a sealed unit double glazed window to side aspect. Stairs to the first floor. Radiator. Door to kitchen.

Kitchen

Sealed unit double glazed window to front aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in oven and gas hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Tiled to splashback areas. Wall mounted boiler. Understairs storage cupboard. Ceiling mounted extractor fan.

First Floor Landing

Doors to bedroom and bathroom. Access to loft.

Bedroom

UPVC double glazed window to front elevation. Radiator. Door to airing cupboard.

Bathroom

Obscure UPVC double glazed window to front elevation. Suite comprising low level w.c., panel bath with shower tap over, and wash hand basin with vanity unit under. Tiled to splashback areas. Radiator. Ceiling mounted extractor fan.

Exterior

Small area of lawn to the front with a hedge, and a path leading to the front door.

Parking- Allocated parking situated to the front of the property.

Grounds Lease Information & Charges

Please note the property is a FREEHOLD but the grounds have a lease with 965 years remaining

Annual Ground Rent £5 Ground Rent review is annually.

Annual Service Charge: £300

Note To 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.

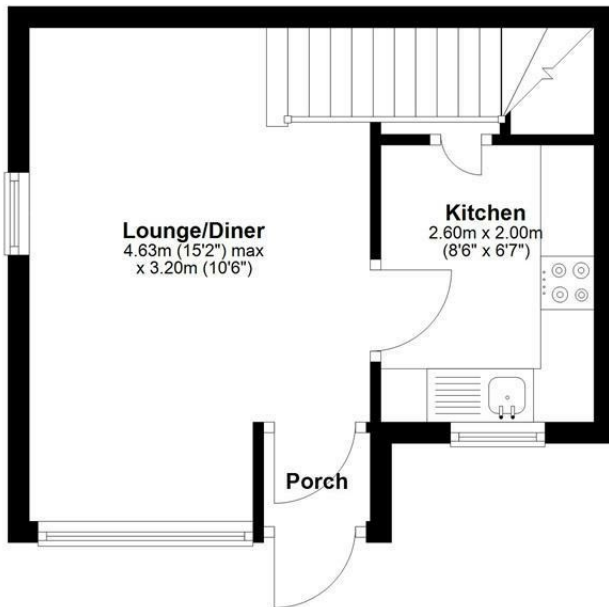
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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. Some items may be available subject to negotiation with the Vendor.

Ground Floor

Approx. 25.9 sq. metres (278.3 sq. feet)



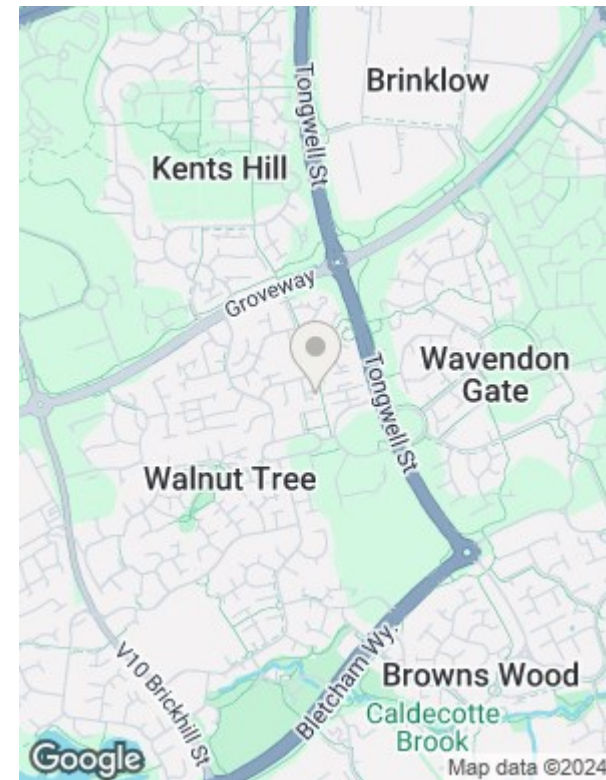
First Floor

Approx. 19.6 sq. metres (211.1 sq. feet)



Total area: approx. 45.5 sq. metres (489.3 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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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			
EU Directive 2002/91/EC		88	72
England & Wales			

