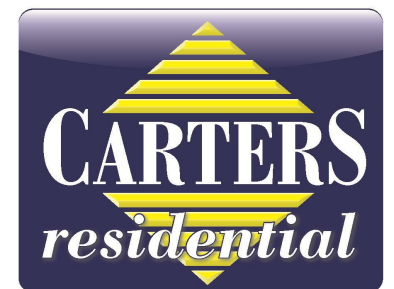




Akerlea Close, Milton Keynes, MK6 4JW





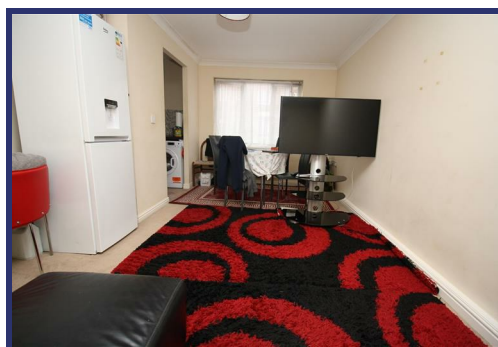
**Flat 69  
Longueville Lodge Akerlea Close  
Netherfield  
Milton Keynes  
MK6 4JW**

**£165,000**

**A TWO BEDROOM & MODERN GROUND FLOOR APARTMENT in a SECURE GATED COMPLEX, located within walking distance to Milton Keynes Hospital and a short drive away from both Central Milton Keynes and Bletchley. Netherfield has a mix of local shops, takeaways and services. Also there are local schools nearby, green spaces and parks for outdoor activities.**

The accommodation in brief comprises an entrance hall, lounge/diner, kitchen with built in oven and hob, two bedrooms and family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, communal gardens and allocated parking. The property would make an ideal **FIRST TIME BUY OR BUY TO LET INVESTMENT** and internal viewing is recommended. No UPPER CHAIN. EPC rating C.

- Close Proximity To Hospital & Shopping Centre
- Ground Floor Apartment
- Secure Gated Complex
- UPVC Double Glazing
- Gas To Radiator Central Heating
- Kitchen With Built In Oven & Hob
- Allocated Parking
- Ideal FTB/BTL Investment
- No Upper Chain
- EPC Rating C







### Entrance Hall

Situated in a secure gated complex. Entered via a communal entrance hall. Apartment is entered via a hardwood door into the entrance hall. Doors to all rooms. Built-in storage cupboard. Radiator. Wall mounted telephone intercom entry system.

### Lounge/Diner

UPVC double glazed window to front aspect. Two radiators. T.V. and telephone point. Doorway to kitchen.

### Kitchen

UPVC double glazed window to front aspect. Fitted in a range of units to wall and base levels with roll-top worksurfaces over. Inset sink/drain. Built-in oven and gas hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. Tiled to splashback areas.

### Bedroom One

UPVC double glazed window to front aspect. Radiator. T.V. point.

### Bedroom Two

UPVC double glazed window to front aspect. Radiator.

### Family Bathroom

White suite comprising low level w.c., panel bath with shower tap over and pedestal mounted wash hand basin. Tiled to splashback areas. Radiator. Ceiling mounted extractor fan.

### Exterior

Parking-Secured gated entrance with allocated parking for one vehicle.

There are communal green areas.

### Lease Information & Charges

Length of Lease: 106 years remaining  
 Started in 2005 with a lease of 125 years  
 Annual Ground Rent £75 Per Year Ground

Rent review is annually.

Annual Service Charge: £1276.26 pa

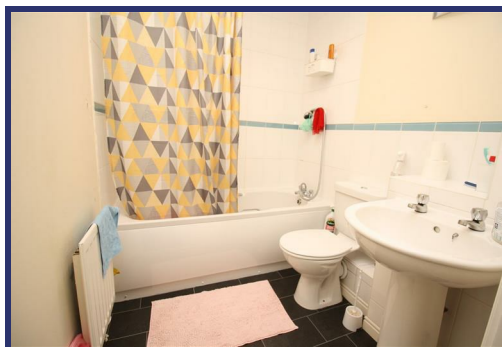
### Note To Purchasers

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

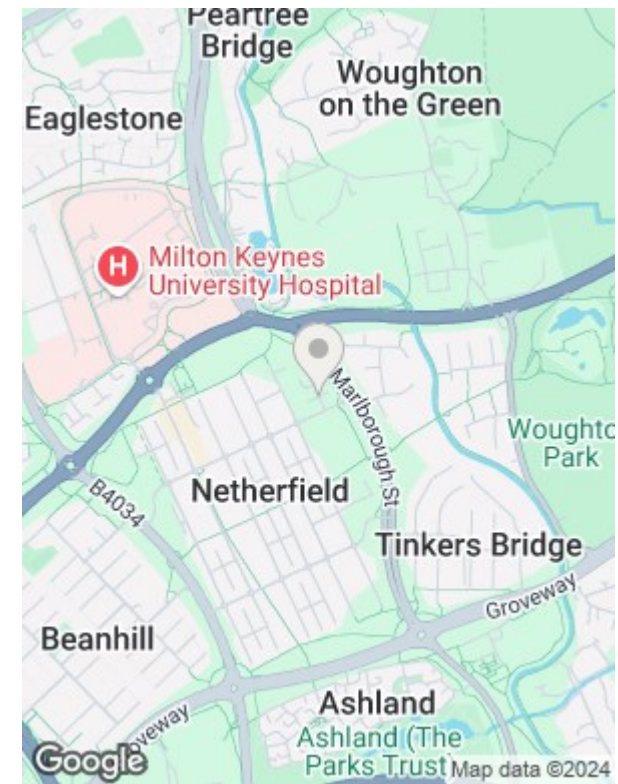
Approx. 54.7 sq. metres (589.1 sq. feet)



Total area: approx. 54.7 sq. metres (589.1 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

📞 01908 646699

✉️ bletchley@carters.co.uk

🖱️ carters.co.uk

📍 194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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	

