



Pomander Crescent, Milton Keynes, MK7 7NL



**121 Pomander Crescent
Walnut Tree
Milton Keynes
MK7 7NL**

£70,000

A WELL MAINTAINED FIRST FLOOR TWO BEDROOM MAISONETTE on the **POPULAR SHARED OWNERSHIP SCHEME**, situated in the desirable area of Walnut Tree. It is offered with for a 50% share with a combined rent and service charge of £230.76 per month payable to Sovereign Network Group.

The location is ideally situated 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 and Heronshaw Primary School catchment, in addition to being in close proximity to Caldecotte Lake for lovely walks. The accommodation in brief comprises an entrance hall, lounge/diner, kitchen, two bedrooms and a family bathroom. The benefits include UPVC double glazing and off road parking. **CASH BUYERS ONLY DUE TO LEASE LENGTH** and is offered with **NO UPPER CHAIN**. EPC Rating C.

- First Floor
- Two Bedroom Maisonette
- Good Commuter Location
- 50% Shared Ownership With A Rent Of
- UPVC Double Glazed
- Lounge/Diner With Balcony
- Off Road Parking
- Cash Buyers Only As 64 Year Lease Remaining
- No Upper Chain
- EPC Rating C





Entrance Hall

External Stairs rise to the first floor. Enter via a hardwood door into the entrance hall. Doors to all rooms. Airing cupboard. Wall mounted electric storage heater. Laminate wood flooring.

Lounge/Diner

Dual aspect with a UPVC double glazed window to the rear elevation and UPVC double doors with double glazed panels to the rear balcony. UPVC double glazed window to side elevation. Wall mounted electric storage heater. Built-in storage cupboard. Laminate wood flooring. Walk through to the kitchen.

Kitchen

Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Space for fridge/freezer. Plumbing for washing machine. Breakfast bar. Tiled to splashback areas. Laminate wood flooring.

Principle Bedroom

UPVC double glazed walk-in box bay window to front elevation. Wall mounted electric heater. Laminate wood flooring.

Bedroom Two

UPVC double glazed window to front elevation. Laminate wood flooring.

Bathroom

White suite comprising panel bath with shower over, pedestal mounted wash hand basin and low level w.c. Wall mounted electric heater. Wall mounted extractor fan. Tiled to splashback areas. Access to loft.

Exterior

Lease & Charges

64 years remaining
Started in 1990 with a lease of 99 years.
From April 1st 2025 Rent £163 pcm
Service Charge £67.76 pcm

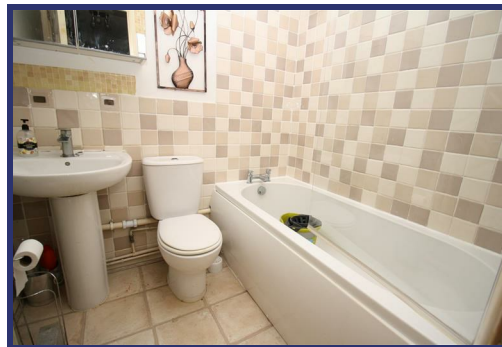
Note To Purchasers

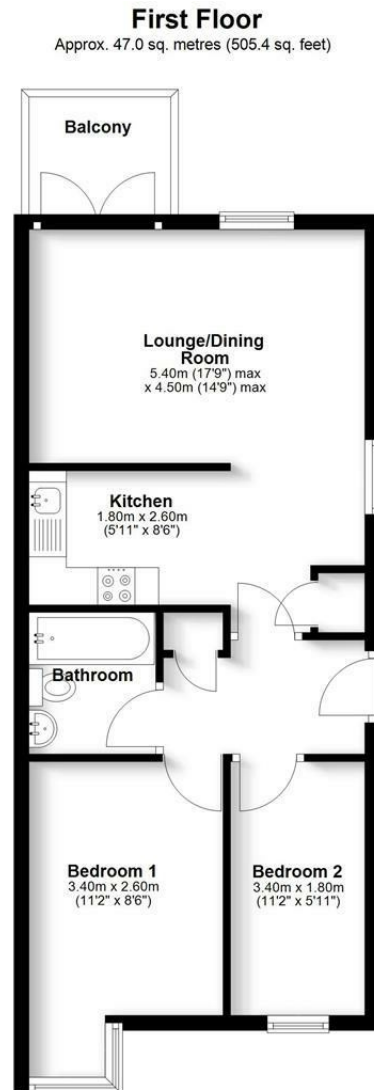
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

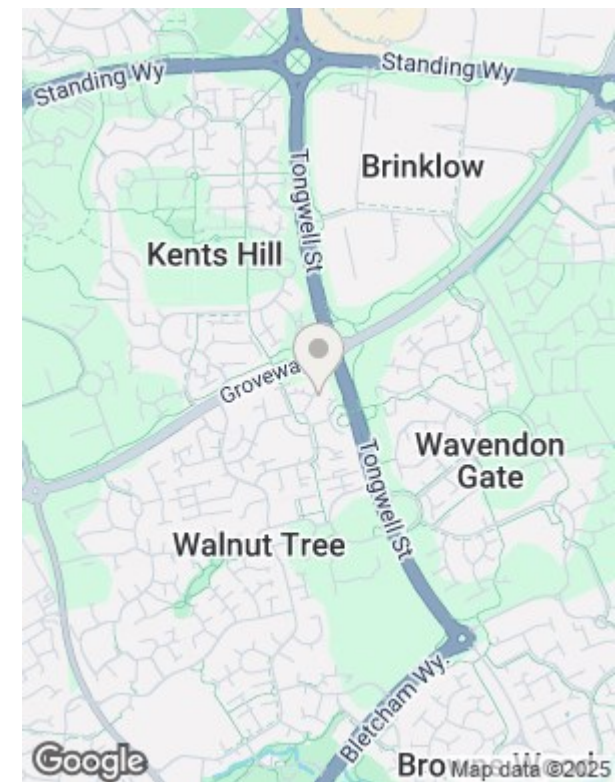
Disclaimer

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.





Total area: approx. 47.0 sq. metres (505.4 sq. feet)



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	76	80
(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	

