



Pomander Crescent, Milton Keynes, MK7 7NL



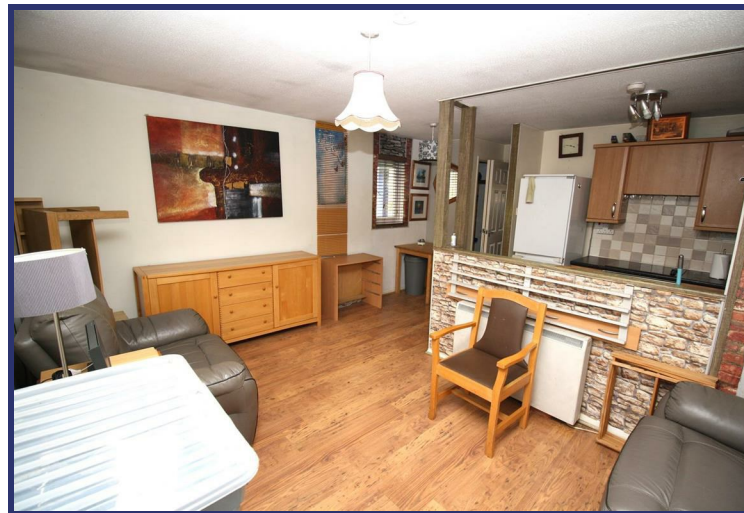
121a Pomander Crescent
Walnut Tree
Milton Keynes
MK7 7NL

£140,000

A WELL MAINTAINED FIRST FLOOR TWO BEDROOM MAISONETTE, situated in the desirable area of Walnut Tree. 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 Caldecote 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 OF 64 YEARS and is offered with NO UPPER CHAIN. EPC Rating C.

- First Floor
- Two Bedroom Maisonette
- Good Commuter Location
- Good School Catchment
- 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.
The service charge is £67.76 pcm from April 2025

Note To Purchasers

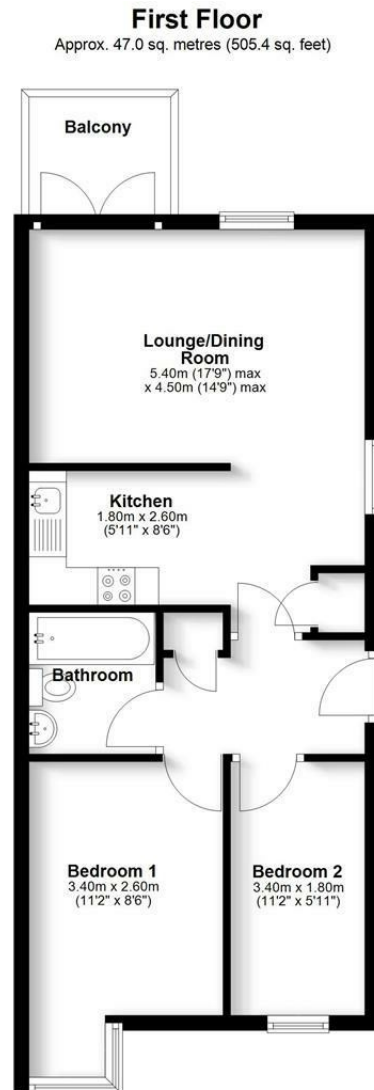
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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

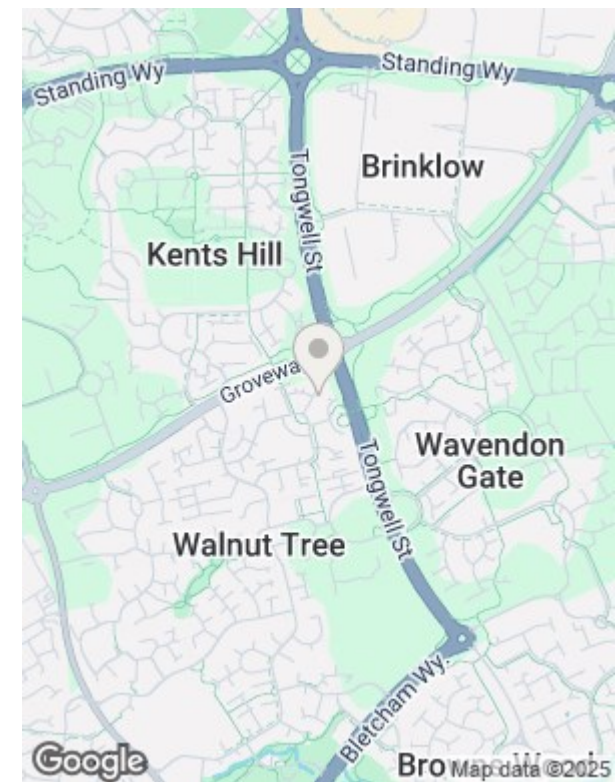
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Total area: approx. 47.0 sq. metres (505.4 sq. feet)



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		
(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	

