



Warren Bank, Simpson, Milton Keynes, MK6 3AQ
Offers in Excess of £190,000 Share of Freehold



*** 2 BED FLAT WITH DOUBLE GARAGE ***

A beautifully renovated ground floor maisonette, offered for sale with no onward chain, located in the charming village of Simpson.

The property has the benefit of NO ONWARD CHAIN and offers a fantastic opportunity for buyers.



Warren Bank

Simpson, MK6 3AQ



Lease Remaining: 998 years
Annual Service Charge: £864.72
Annual Ground Rent: NA
Council Tax Band A
EPC Rating D



A beautifully renovated ground floor maisonette, offered for sale with no onward chain, located in the charming village of Simpson. The property benefits from a double garage and offers a fantastic opportunity for buyers. Viewing is highly recommended to appreciate.

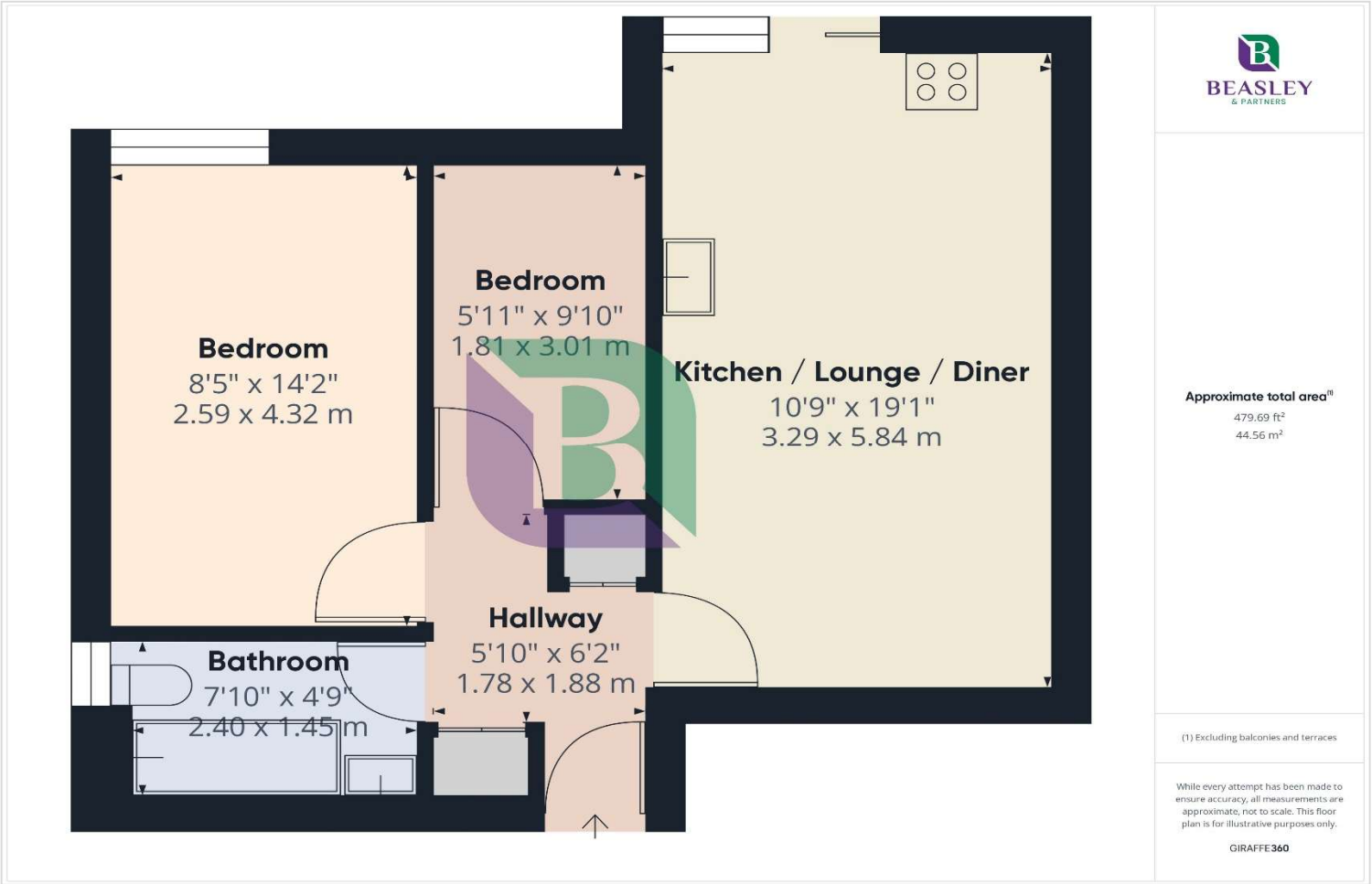
The property is accessed via the front door into the hallway, which provides access to the open plan lounge/dining/kitchen area, a storage cupboard with plumbing for a washing machine, the bathroom, and two bedrooms.

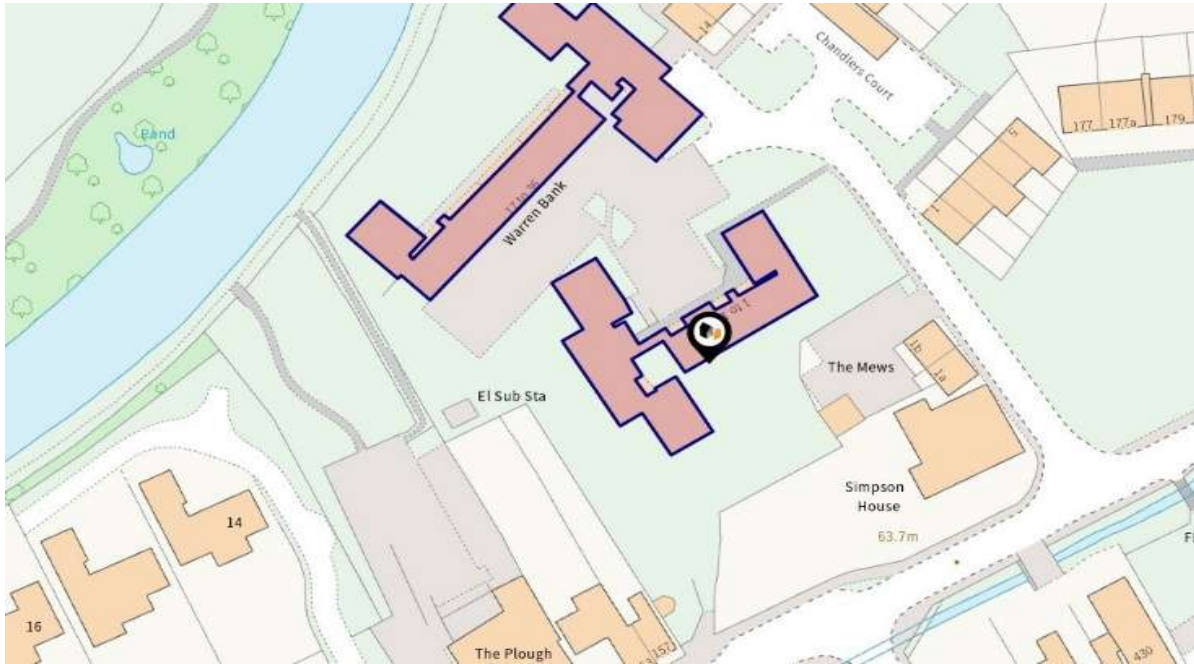
The kitchen is fitted with a range of units and work surfaces, incorporating a single drainer sink unit and an electric hob with a chimney-style extractor over. Metro style tiles complement the splash backs, and the space is completed with an integrated oven, fridge freezer, and dishwasher. Patio doors provide access to the communal garden area.

The bathroom is fitted with a white suite, to include a bath with shower over and wash basin set into a vanity unit.

This is really the best of both worlds...village living within city life, Simpson is a village within Milton Keynes with a church, pub/restaurant, the Grand Union Canal running to the outskirts and near to the picturesque Caldecotte Lake, yet conveniently located just a short drive to Central Milton Keynes and Fenny Stratford.

Agents Note: Declaration of interest under Section 21 of the Estate Agent Act 1979, we hereby declare a personal interest in the sale of this property. The property is being sold by a Director of this Company.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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