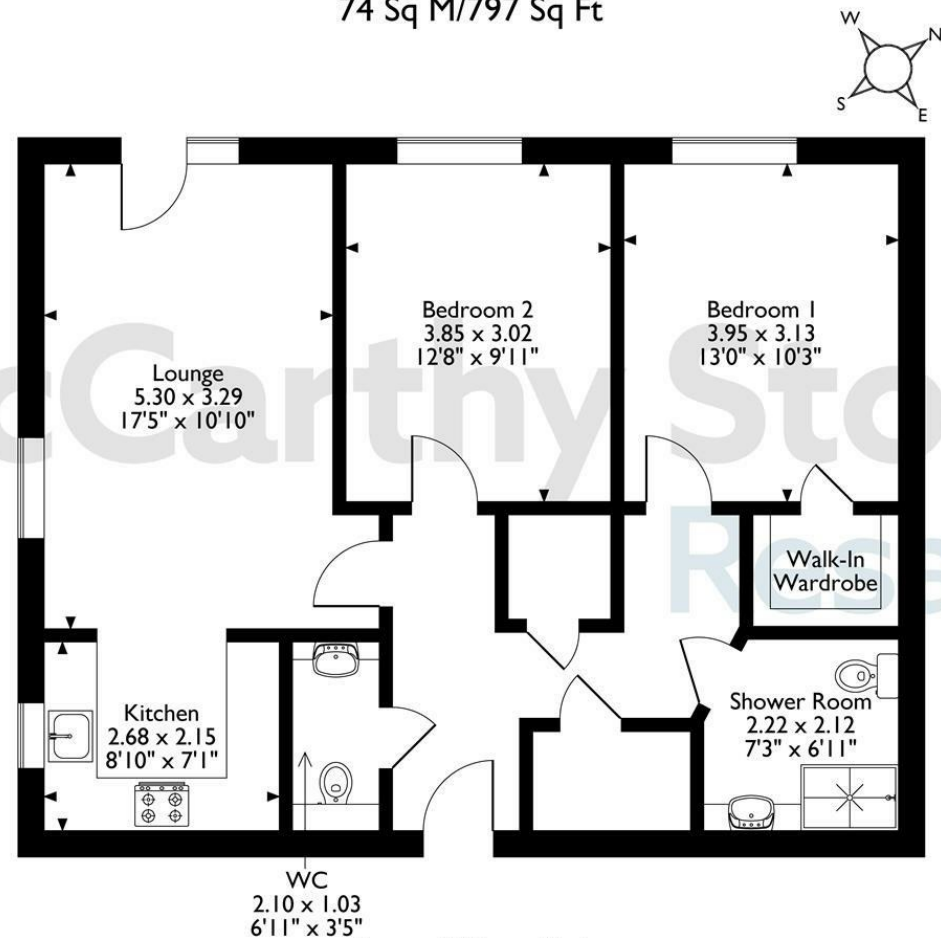


Bluebell House, Flat 41, 3, Barnsdale Drive, Milton Keynes
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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41 Bluebell House

Barnsdale Drive, Milton
Keynes, MK4 4DU

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 41 Bluebell House could be the ideal place for you. Contact our team to arrange an appointment to

Asking price £375,000
Leasehold

☎ 0345 556 4104
✉ resales@mccarthyandstone.co.uk
🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- MODERN KITCHEN WITH BUILT IN APPLIANCES
- 24 HOUR ESTATE MANAGEMENT TEAM
- RESTURANT SERVING DAILY LUNCHES
- GUEST SUITE
- LIFT TO ALL FLOORS
- DOMESTIC ASSISTANCE
- GUEST SWEET
- GARDEN VIEWS
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE - PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

41 Bluebell House, Milton Keynes

Local Area

Bluebell House is conveniently located in the centre of town, with easy access to plenty of amenities and beautiful parklands. Close by you'll find bustling Westcroft District Centre retail park, which offers cafes, restaurants, and shops, including a Morrisons for all your essentials. Howe Park Woods is just a stone's throw away, offering an idyllic place for scenic strolls and other outdoor activities. Westcroft, Milton Keynes itself is surrounded by beautiful green spaces with historic Bletchley Park just a few miles away and good road connections to Luton Airport. You can reach London by train in just over an hour.

The town is located south-west of Milton Keynes close to the beautiful Howe Park Wood which has a café for coffees in the great outdoors. Milton Keynes itself offers a wide variety of cultural attractions, cinemas and theatres as well as restaurants and superb shopping. Within a short drive you'll find yourself at Bletchley Park where you can enjoy the grounds and visit the museum to learn about the significant impact the site had during WWII.

For trips further afield, the direct trainline from Milton Keynes Central Station takes you into London in just over one hour. The 'dreaming spires' of Oxford and Luton Airport are also within easy reach.

Development Overview

Bluebell House is a desirable retirement development exclusive for the over 70's, conveniently located in the centre of town, with plenty of amenities and beautiful parklands close by. The apartment benefits from our intelligent design, high specification, and quality contemporary flourishes. For peace of mind, Intelligent security features including a 24-hour emergency call system, fire detection and door video entry. Our friendly Estates Manager is on hand to help with anything you need.

A superb range of communal facilities including a luxurious communal lounge to meet with friends and neighbours, a Bistro restaurant serving freshly prepared meals daily and a pretty shared garden to relax and socialise in. Further facilities include a bicycle store, mobility scooter charging room, laundry and a wellness suite. If you have family or friends visiting from afar, there's a guest suite (subject to availability) and usually costs £25 a night plus a £5 service charge.

Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour emergency response pull cord system, Illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. Door opening to a store cupboard. Further doors lead to the lounge, bedrooms, shower room and WC.

Lounge

Bright and spacious dual aspect lounge with French door leading to a Juliet balcony, the room offers views towards the rear and side aspect. The lounge provides ample room for dining. Sky TV and telephone points, raised height power sockets and ceiling lights. Leading onto the open plan kitchen.

Kitchen

Modern kitchen with a range of base and eye level units with a wood effect roll top work surface over. Stainless sink with mixer tap sits below the window with blind. Waist height electric over and built in microwave above, four ring electric hob with extractor fan. Integral fridge, freezer and free-standing washer dryer.

Master Bedroom

Generously sized master bedroom with window providing side garden views. Door leads onto a walk-in wardrobe providing shelving and hanging rails. TV and telephone

2 | 2 | Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	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	

41 Bluebell House, Milton Keynes

 2 |  2 | Asking price £375,000



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points, raised height power sockets and ceiling light.

Bedroom Two

Double second bedroom which can be used for dining or hobby study room. The window also provides an outlook towards the side gardens. Raised height power sockets and ceiling light.

Wet Room

Fully fitted wet room with a shower with glass screen, support rail and foldable chair. Low level WC, vanity unit with wash basin and vanity unit, mirror above and shaving point. Part tiling to walls, wall mounted chrome towel radiator, central ceiling lighting, slip resistant flooring and ventilation system. Emergency pull cord.

W C

Located off the hall and perfect for guests, low level WC, vanity unit with wash basin and vanity unit.

Service Charge

- 1hr Domestic assistance
- 24/7 onsite staffing
- onsite subsidised restaurant
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £16,218.74 for financial year ending 28th Feb 2027

Check out benefits you may be entitled to supporting you with service charges and living

costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.
Leasehold
Lease length: 999 years from 1st Jan 2023

Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

