





£175,000

Located on the popular Walnut Tree development on the East side of Milton Keynes is a rarely available FREEHOLD one bedroom cluster home. The property boasts lounge, kitchen, bedroom and bathroom. Further benefits include allocated parking, being sold with NO UPPER CHAIN. The ground rent is £5 per annum and the service charge is £376.67 half yearly.

Property Description

ENTRANCE PORCH

Wooden single window and door to hall.

ENTRANCE HALL

Door to lounge.

LOUNGE

Wooden double glazed bay window to front aspect. Radiator, door to kitchen, door to hall, stairs rising to first floor.

KITCHEN

Wooden double glazed window to front aspect. Radiator, wall and base units, door to under stairs storage, composite sink and mixer tap, space for washing machine, space for fridge freezer, integrated oven and hob with extractor fan, wall mounted boiler, roll worktop, tiled splashback.

BEDROOM ONE

Wooden double glazed window to front aspect. Radiator, airing cupboard.

BATHROOM

Frosted double glazed window to front aspect. Radiator, low level w.c, basin and pedestal, bath with shower attachment, part tiled walls.

PARKING

Allocated parking.



GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.

1ST FLOOR
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA: 409 sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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