





£400,000

Located within the well established area of Westcroft this over 70's two bedroom apartment is offered to the market with no upper chain and with accommodation comprising an open plan kitchen/living space, wet room and additional cloakroom, dressing area to main bedroom, balcony and communal facilities/gardens.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to all rooms, storage heater, storage cupboard housing water tank and vent unit, storage cupboard.

CLOAKROOM

Wash hand basin in vanity unit, low level WC with push button flush, splashback tiling, extractor fan.

LOUNGE/DINER

Double glazed window to rear aspect, double glazed door to balcony. Television point. storage heater.

KITCHEN AREA

Fitted with a range of base and eye level units with rolled edge work surface over, single drainer sink unit with mixer tap over, built-in: fridge freezer, oven and microwave; extractor fan, hob with extractor hood over.

BEDROOM ONE

Double glazed window to rear aspect. Storage heater, door to dressing area.

BEDROOM TWO

Double glazed window to rear aspect. Storage heater.

WET ROOM

Wash hand basin, low level WC with push button flush, showerhead, heated towel rail, part tiled walls, extractor fan.

COMMUNAL FACILITIES

BISTRO

Enjoy cooked meals by the on-site chef (Reservation only).

COMMUNAL LOUNGE

A lovely area to relax and enjoy company of other occupants with a wide range of regular events.

COMMUNAL GARDENS

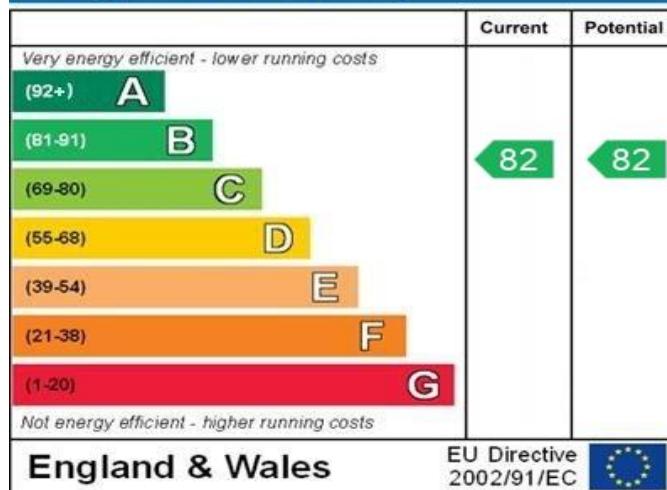
A wonderful garden with a vast number of seated areas, barbeques are a regular occurrence during the Summertime.

OTHER COMMUNAL FACILITIES INCLUDE A WELLNESS SUITE, LAUNDRY ROOM AND A GUEST SUITE AVAILABLE TO BOOK.

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



Energy Efficiency Rating



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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 errors, omissions or mis-statements. The information is for illustrative purposes only and should not be relied upon 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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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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk