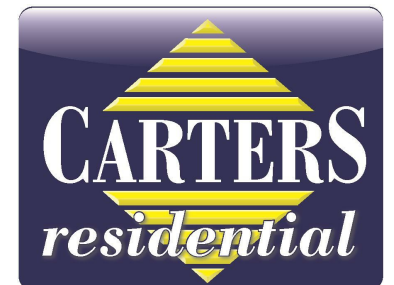




Cicero Crescent, Milton Keynes, MK11 4BR



Flat 6
3 Cicero Crescent
Fairfields
Milton Keynes
MK11 4BR

£205,000

A well presented 2 bedroom second floor apartment with balcony and open views to the front.

The apartment is located on the second floor and benefits from a large open plan living/ dining/ kitchen area, 2 double bedrooms, a bathroom and plenty of cupboard space. It has a private balcony with an open aspect, an allocated parking space, and is located on a popular development.

- 2 Bedroom Apartment
- Located on Second Floor with Views
- Large Open Plan Living Space
- 2 Double Bedrooms
- Bathroom with Shower Bath
- Private Balcony
- Allocated Parking Space





**Carters can
arrange for you to
view this property
7 days a week**



Accommodation

The entrance hall has two large storage cupboards and doors to all rooms.

A large open plan living space comprises of a living room with windows to the front and side and glazed door opening onto a balcony, and a kitchen/ dining area with space for a table, and a range of units to floor and wall levels with worktops and sink units. Integrated appliances include a gas hob, extractor hood, oven, dishwasher and fridge/freezer.

Bedroom 1 is a double bedroom located to the rear.

Bedroom 2 is a double bedroom located to the rear.

The bathroom has a suite comprising WC, wash basin and a bath with shower and glass screen over. Window to the side.

Outside Space, Parking & Communal Facilities

The property benefits from a private balcony with an open view.

One allocated parking space denoted by the J

Communal facilities include a bin store and bike

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 125 year lease with around 116 years to run

Annual Ground Rent £300 (to be confirmed)

Annual Service Charge: Current year approximately £100 per month (to be confirmed).

Local Authority: Milton Keynes Council
Council Tax Band:

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

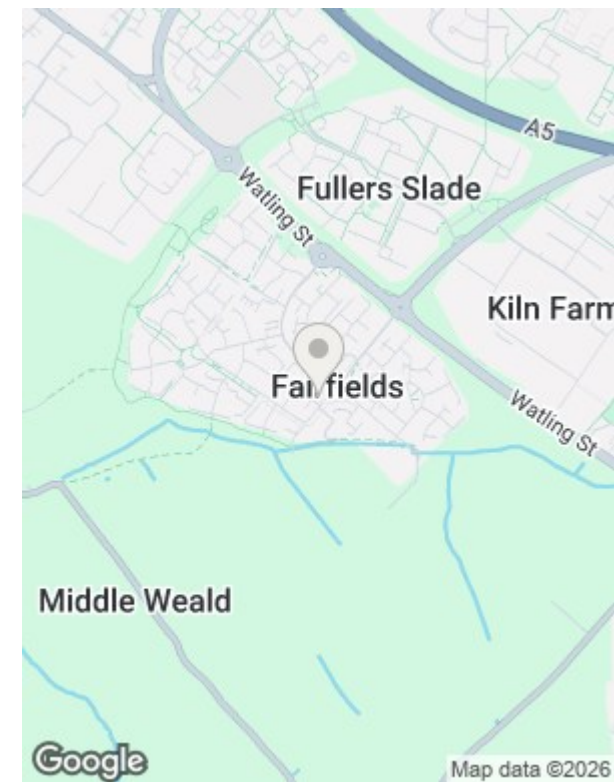
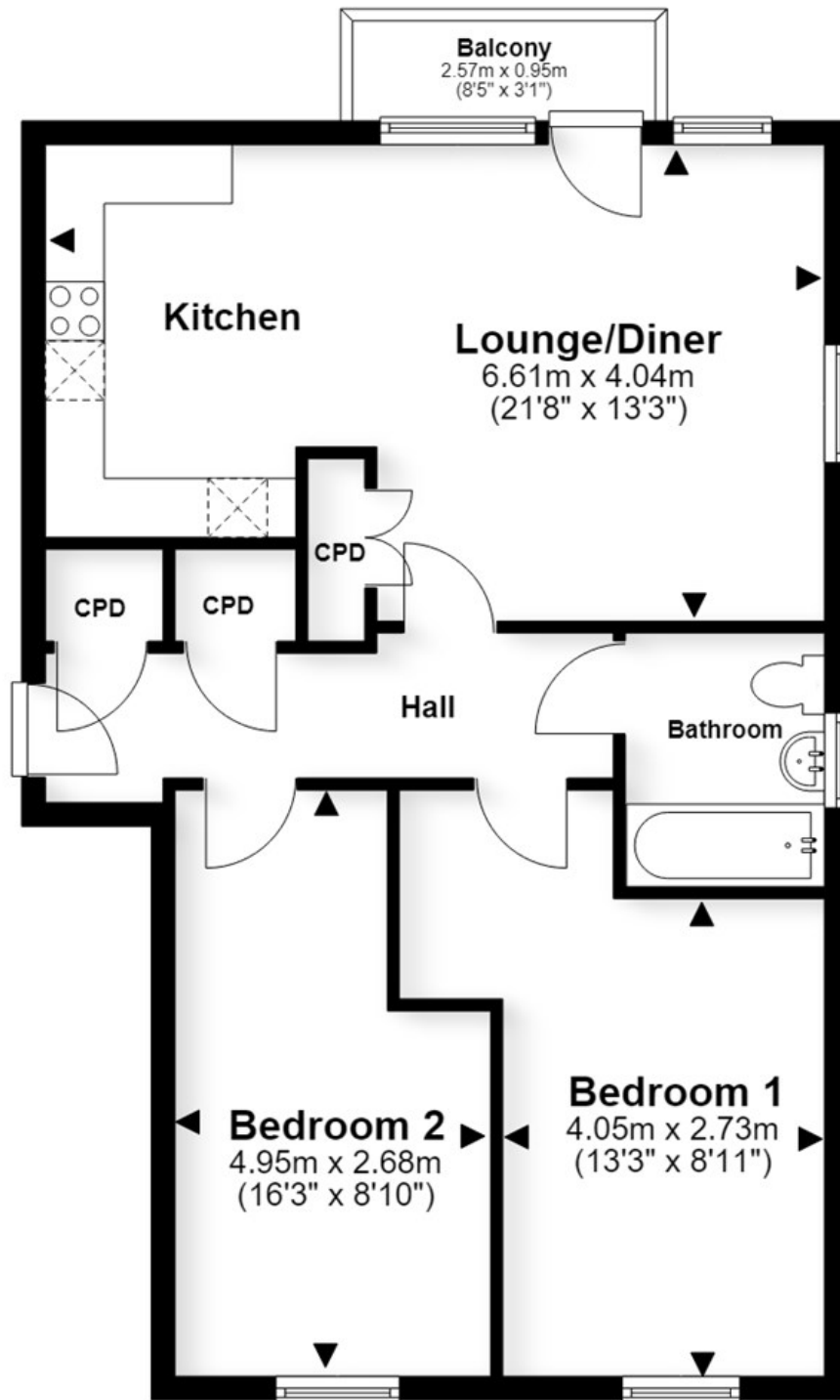
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

Second Floor



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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

