

43 Denmead
Two Mile Ash
Milton Keynes
MK8 8HY

£139,500

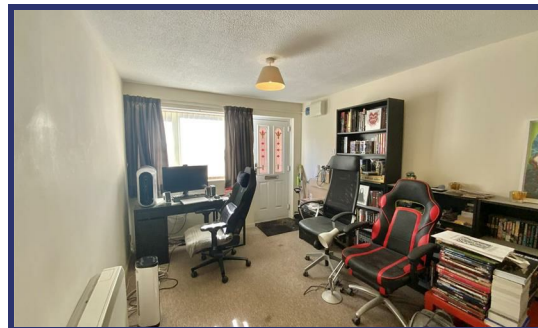
**A one bedroom ground floor apartment –
an ideal first home or investment
property.**

The property has accommodation on the ground floor comprising a lounge/dining room, kitchen, double bedroom and a bathroom. There is an allocated parking space, and a front garden.

The property would make a perfect investment property, first home, or a downsize opportunity.

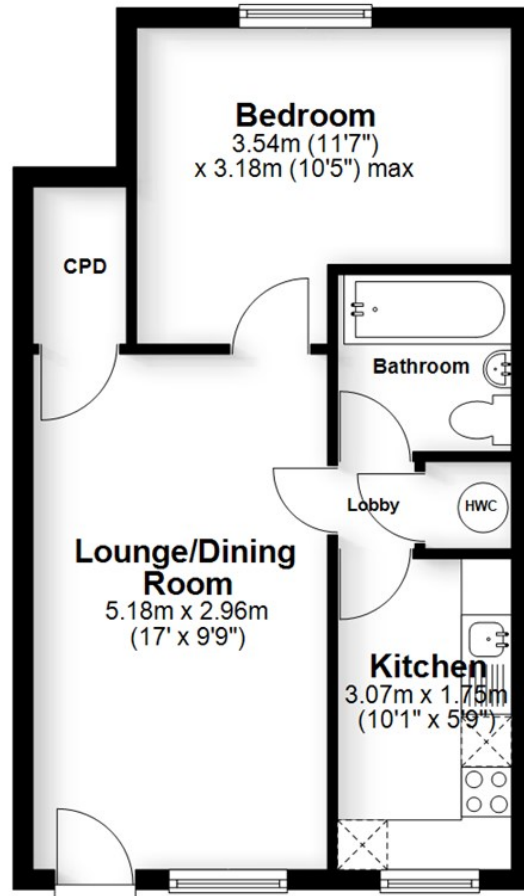
Two Mile Ash has a local school & shop and is conveniently located within a short drive of Central Milton Keynes, the railway station and is on public transport routes.

- Ground Floor Apartment
- Ideal First Home or Investment Property
- Lounge/ Dining Room
- Separate Fitted Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking
- Front Garden
- NO ONWARD CHAIN
- OPTION OF A TENANT



To view this property call Carters on 01908 561010 or email stony@carters.co.uk

Ground Floor



Accommodation

The front door opens into the lounge/dining room which has a window to the front, under stairs storage cupboard, door to the bedroom and lobby.

A lobby has doors to the airing cupboard, bathroom, and kitchen.

The kitchen has a range of units to floor and wall levels with worktops and a sink unit. Integrated oven and hob and space for a washing machine and fridge. Window to the front.

A double bedroom has a window to the rear.

The bathroom has a suite comprising WC, wash basin and bath with shower over.

Parking & Garden

The property has an allocated parking space.

Front garden laid to lawn, an outside storage cupboard and path to the front door

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: Around 78 Years remaining

Annual Ground Rent: £150

Annual Service Charge: No service charge but a share of the building insurance was £273 at last invoice.

Local Authority: Milton Keynes Council

Council Tax Band: A

Heating

The property has electric storage heaters..

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 under take 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for valuation. The services, systems and appliances shown have and



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		75	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

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