



Blue Albion Lane, Whitehouse, MK8 1BR

Price £144,000 – Leasehold



A beautifully maintained spacious two double bedroom first floor apartment, offered for sale on a 60% shared ownership basis. Constructed just 9 years ago, the property combines modern design with practical living, making it an ideal opportunity for first time buyers or anyone looking to down size.



Blue Albion Lane

Whitehouse, MK8 1BR



Whitehouse is situated to the western side of Milton Keynes and is a growing residential development, with open spaces to include parks, ponds, green spaces and cycle routes. With local schools, a healthcare centre and within easy reach of the A5 and M1. Central Milton Keynes with its large shopping centre and wide range of leisure facilities as well as a mainline train station providing access to London in approx 35 minutes is a short drive away as well as the old historic town of Stony Stratford.



Upon entering, you are welcomed by a generously sized entrance hallway, providing access to all principal rooms and offering a real sense of space and light from the outset.

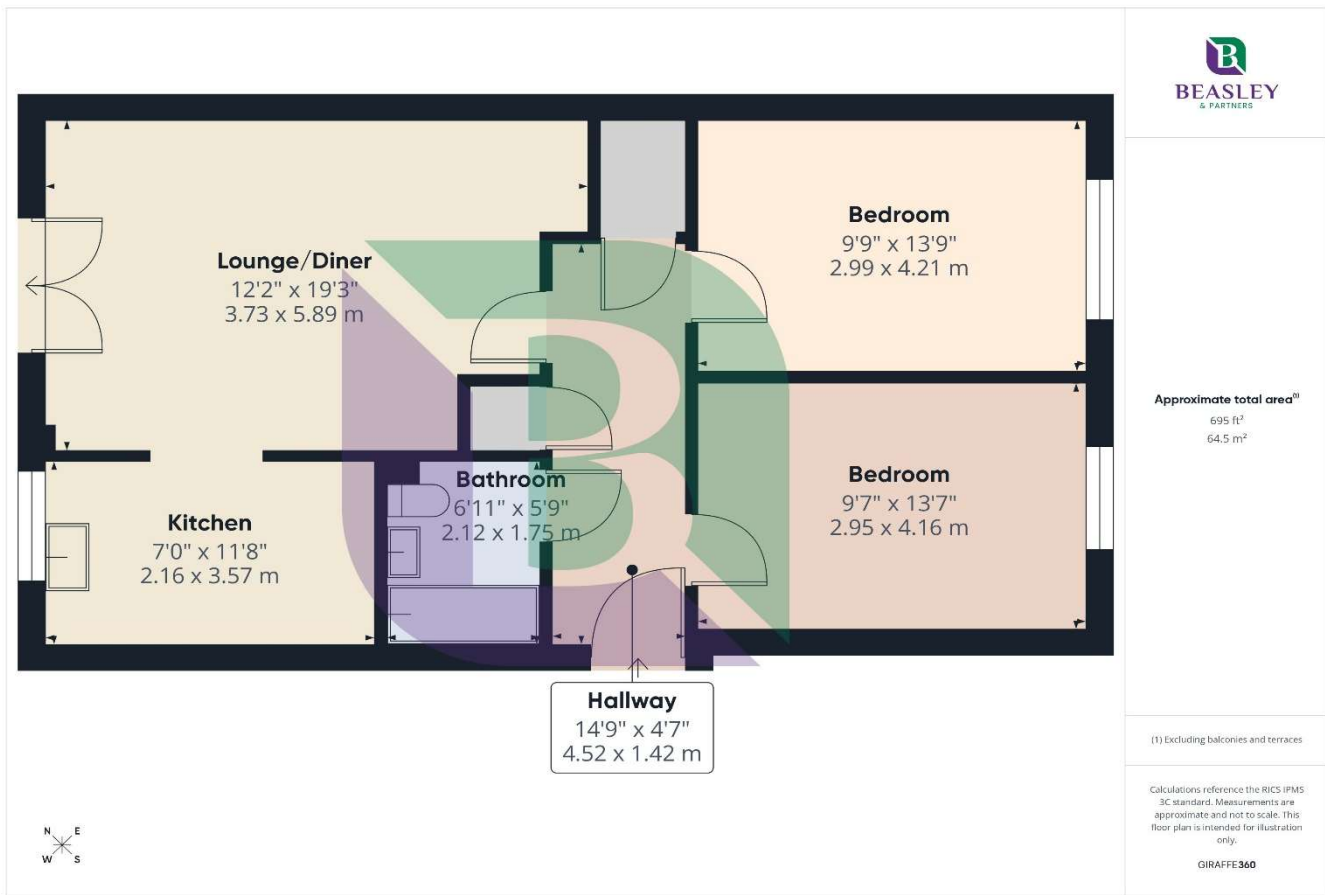
The heart of the home is the impressive open plan lounge/diner, a bright and airy space perfect for both relaxing and entertaining. This versatile area seamlessly flows through to the modern fitted kitchen, which is well appointed with a range of integrated appliances including a washing machine, fridge freezer, dishwasher, and oven with gas hob. The lounge also benefits from access to a private balcony, ideal for enjoying some outdoor space and allowing a flood of natural into the heart of the home.

The apartment offers two well proportioned double bedrooms, both providing comfortable accommodation and flexibility for a home office or guest room if required. The family bathroom is presented in excellent condition, finished with a clean and modern suite. The apartment further benefits from useful storage spaces which often apartment builds lack.

Externally, the property benefits from one allocated parking space, along with additional visitor parking, communal storage, and bin facilities, adding further convenience to everyday living.

We have been informed of the following:

- 116 years remaining on the lease.
- £462 combined rent and service per month.
- £150 per annum ground rent charge.
- Paradigm Housing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A	92	92
(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	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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