





£170,000

Located on the popular Milton Keynes Village of Simpson on Warren Bank is this two double bedroom ground floor apartment. The apartment boasts a lounge, kitchen/diner and family bathroom. Further benefits include communal gardens with easy access from the property to the Grand Union Canal, an approximate LEASE LENGTH of 992 years, a SERVICE CHARGE of £1500 per annum and NO GROUND RENT.

Property Description

COMMUNAL ENTRANCE

Communal front access with pathway to front door, also a door to side access using separate path.

ENTRANCE

Wooden door to entrance hall.

ENTRANCE HALL

Storage cupboard, built in wardrobe, storage heater, storage cupboard with water tank, doors to bedrooms, bathroom and kitchen/diner.

KITCHEN/DINER

Two double glazed windows to side aspect. Range of wall mounted and floor standing units with rolled edge work surface over, stainless steel sink with mixer tap, space for cooker, extractor hood, space for dishwasher and washing machine, part tiled walls, storage heater, tiled floor, opening to lounge.

LOUNGE

Double glazed doors to side aspect, double glazed window to side. Storage heater, opening to kitchen/diner.

BEDROOM ONE

Double glazed window to side aspect. Storage heater.

BEDROOM TWO

Double glazed window to side aspect. Storage heater.

BATHROOM

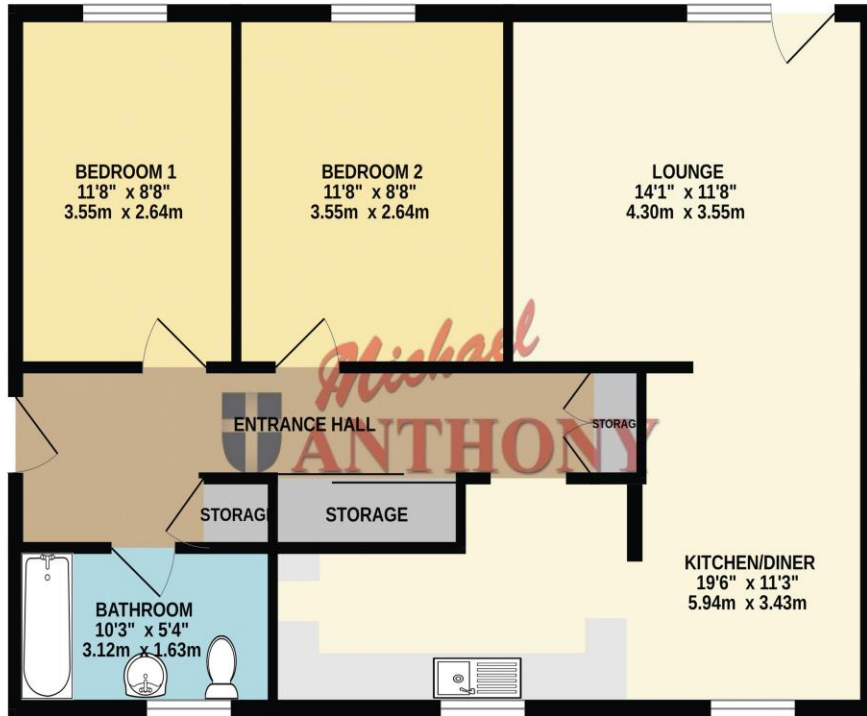
Two frosted double glazed windows to side aspect. Low level w.c., wash hand basin with mixer tap, wood panelled bath with shower attachment over, heated towel rail, part tiled walls.

OUTSIDE

COMMUNAL PARKING & COMMUNAL GARDENS

Storage cupboard.

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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		
69-80	C		73 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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