

Pettingrew Close, Milton Keynes, MK7 7LL

CARTERS residential

32 Pettingrew Close
Walnut Tree
Milton Keynes
MK7 7LL

£120,000

A WELL MAINTAINED GROUND FLOOR STUDIO MAISONETTE, situated in the desirable area of Walnut Tree. The location is ideally situated for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North. The Kingston shopping district and Milton Keynes shopping centres are within easy reach and is located within the Walton High School and Heronshaw Primary School catchment, in addition to being in close proximity to Caldecotte Lake for lovely walks.

The accommodation in brief comprises lounge/bedroom with fitted storage, kitchen with built in oven and hob, DRESSING AREA/STUDY and a bathroom. The benefits include UPVC double glazing, REAR GARDEN, allocated parking, LONG LEASE WITH 953 YEARS REMAINING and a PEPPERCORN GROUND RENT WITH NO CHARGES TO PAY. The Property would make an IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT and is offered with NO UPPER CHAIN. EPC Rating C.

- Ground Floor Studio Maisonette
- Good Commuter Location
- Close To Many Amenities
- UPVC Double Glazed
- Kitchen With Built In Oven & Hob
- Rear Garden & Allocated Parking
- No Ground Rent Or Service Charges
- Long Lease With 953 Years Remaining & Peppercorn Ground Rent
- Ideal FTB/BTL Investment
- No Upper Chain







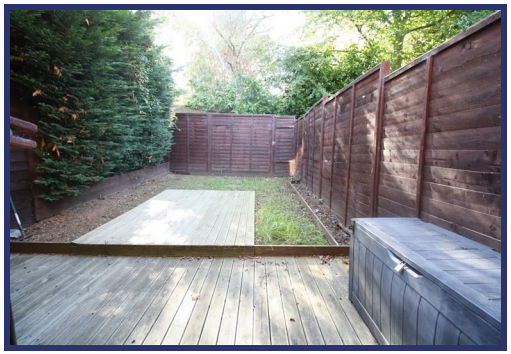












Lounge/Bedroom Area
Entered via composite door with obscure double glazed panels. UPVC double glazed window to front aspect. Wall mounted electric radiator. Built-in storage cupboards. Open reach point. Double doors to airing cupboard. Door to dressing area/study. Open plan to kitchen area.

Kitchen
Composite door with obscure double glazed panel and UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Plumbing for washing machine. Space for fridge. Built-in electric oven and hob with stainless steel extractor hood over. Complementary tiling to splashback areas. Wall mounted extractor fan.

Dressing Room/Study
Dresser with storage units under. Shelving recess. Door to bathroom.

Bathroom
Obscure UPVC double glazed window to rear aspect. Grey three-piece suite comprising of a panel bath with shower over, pedestal mounted wash hand basin and a low-level WC. Wall mounted electric radiator. Tiled to splashback areas. Wall mounted extractor fan.

Exterior
Front Garden-Mainly laid to lawn with planted border and pathway leading to front door.

Rear Garden-Enclosed garden offering a good degree of privacy to the rear. Comprises of a timber decking patio area. Remainder is mainly laid to lawn. Wooden storage shed to remain. Outside tap. Gated rear access. Enclosed by timber fencing.

Parking-Allocated parking space situated to the front of the property.

Property Information
Tenure: Leasehold
Local Authority: Milton Keynes Council.
Council Tax Band: A

Lease Details
953 years remaining
Started in 1980 with a lease of 999 years.
Peppercorn ground rent so no ground rent or service charges to pay.

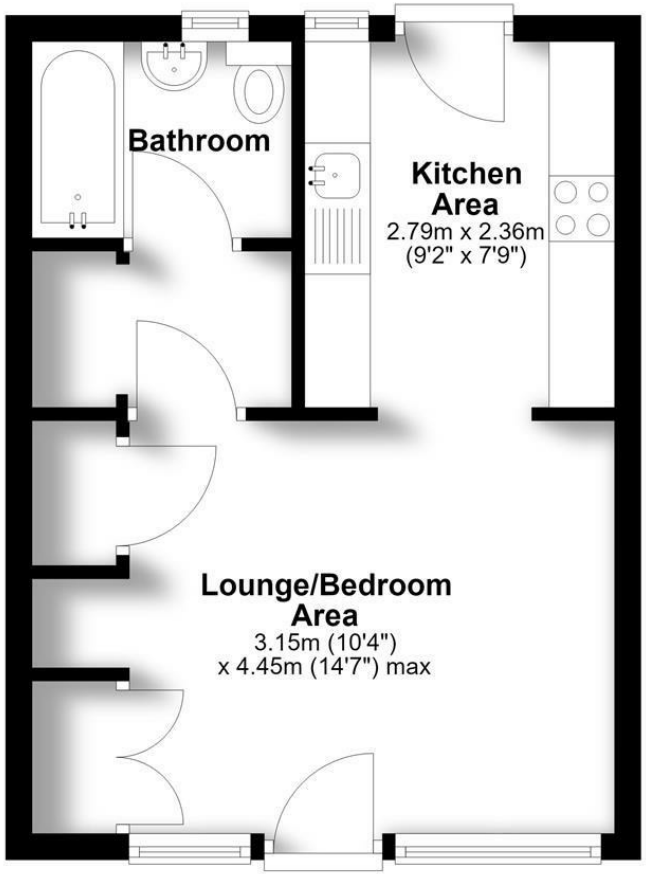
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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

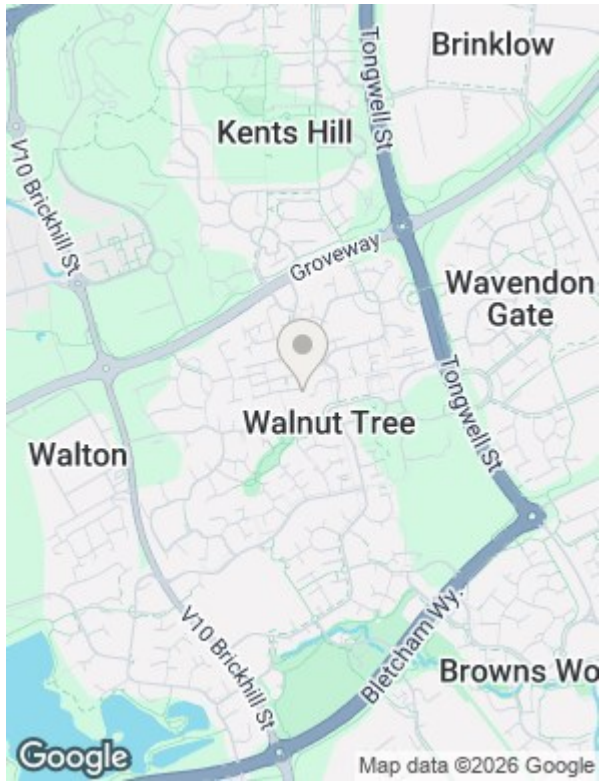
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Ground Floor

Approx. 26.8 sq. metres (289.0 sq. feet)



Total area: approx. 26.8 sq. metres (289.0 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

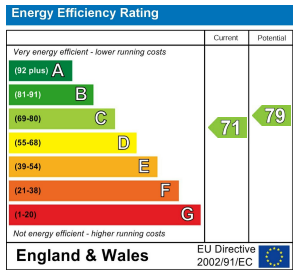
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