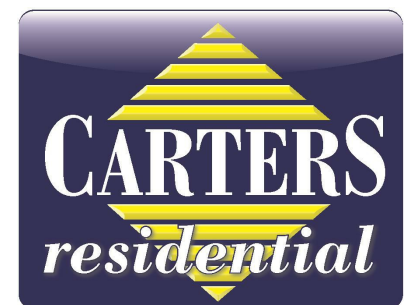




Barrosa Way, Milton Keynes, MK8 1BP



26 Barrosa Way  
Whitehouse  
Milton Keynes  
MK8 1BP

£171,000

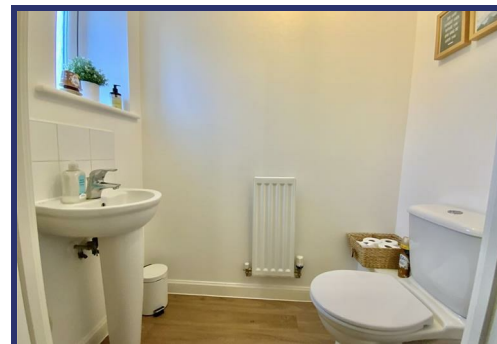
\*\*\* 45% SHARED OWNERSHIP \*\*\*\*

A well presented 2 bedroom (potentially 3 or 4 bedrooms) semi detached townhouse sold on a 45% shared ownership basis. Alternative share options of 60%, 70%, 75% or 100% may be available.

This fabulous home has accommodation set over three floors comprising, on the ground floor, an entrance hall, cloakroom, lounge/dining room and a fitted kitchen with appliances. On the first floor there is a landing, a huge master bedroom which could easily be divided in to 2 double bedrooms, and a family bathroom. On the second floor a large double bedroom with an adjoining third bedroom/dressing room. Outside there are gardens and two parking spaces.

45% share in conjunction with Amplus - Higher share options may be available - buyers will need to meet criteria – contact us for further details and eligibility.

- 45% Shared Ownership
- Higher Shares May Be Available
- Current Monthly Rent/ Service Charges £509.93
- Bedroom 1 Over 20ft Long!
- Bedroom 2 Double Bedroom with Scope for En-suite
- Fitted Kitchen
- Lounge/ Dining Room
- 2 Parking Spaces
- Popular Development





### Ground Floor

A front door opens to an entrance hall, stairs to the first floor with an understairs storage area and doors to all rooms.

The cloakroom has a suite comprising WC, wash basin and a window to the front.

A fitted kitchen has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include a gas hob, extractor hood and electric oven. There is further space for a washing machine, dishwasher and fridge/ freezer. Window to the front. Gas central heating boiler.

The lounge/dining room located to the rear and has French doors opening to the rear garden. Further windows to both the side and rear.

### First Floor

The first floor landing has a door leading to the stairs which rise to the second floor.

Bedroom 1 is a large double bedroom, over 20ft in length, with a dual aspect, windows both front and rear. It has plenty of space for bedroom furniture and a study area/dressing room area.

NOTE: Such a large room offers plenty of scope to subdivide into 2 double bedrooms, subject to any necessary consent. With windows and radiators at each end of the room this would be a relatively simple process adding a stud wall and second doorway.

The bathroom has a suite comprising WC, wash basin and bath with shower over, part tiled walls and window to the rear.

### Second Floor

Stairs rise into bedroom 2, a large double bedroom with a part vaulted roof line, dormer window to the front and access to the loft. Feature paneling to one wall.

A door leads to a dressing room which could make bedroom 3 if a stud wall was added to make a landing, or alternatively an en-suite shower room - subject to any necessary consent.

### Gardens & Parking

Small front garden with a path to the front door.

The rear garden is laid with artificial lawn, patio, pathway with rear gated access leading to 2 parking spaces to the immediate rear (Marked "F").

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Leasehold for the share

Length of Lease: 99 Year granted 18th August 2017.

Monthly rent, service charge and management charges £509.93 (Breakdown of; Rent £462.81 + Service Charge/ Building Insurance £47.12) if purchasing a 45% share. This figure will reduce if purchasing a larger share. Increase due 1st April 2026

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 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.

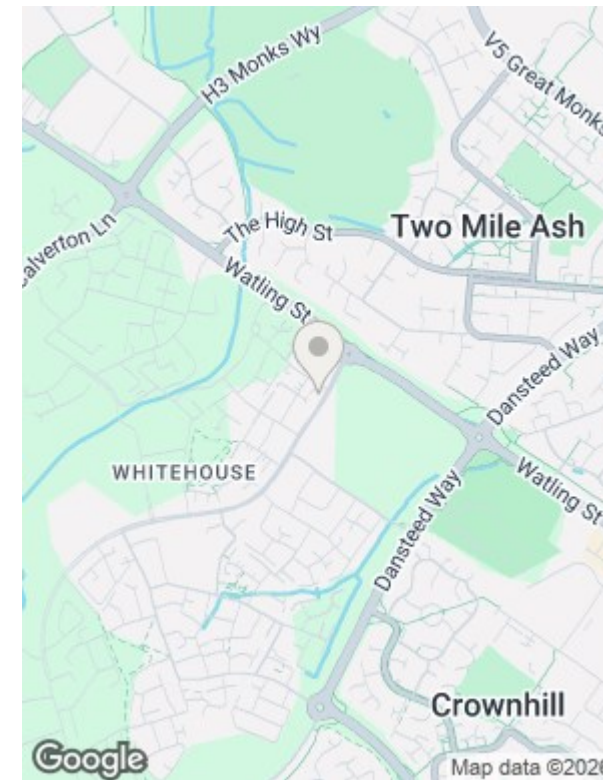
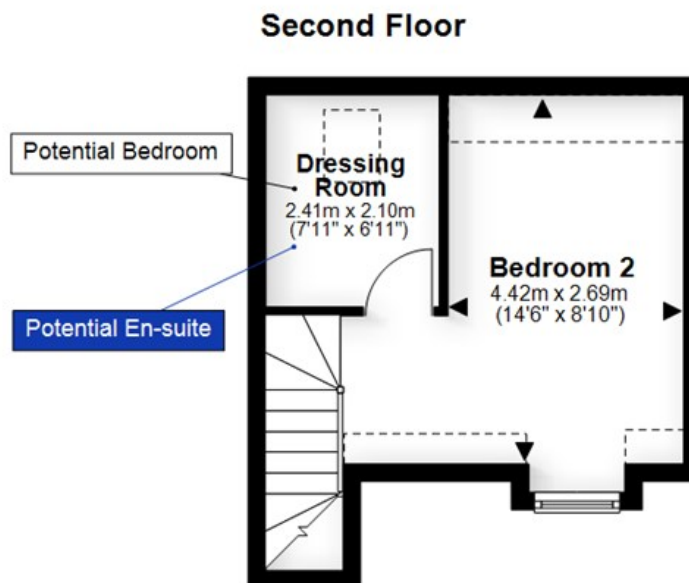
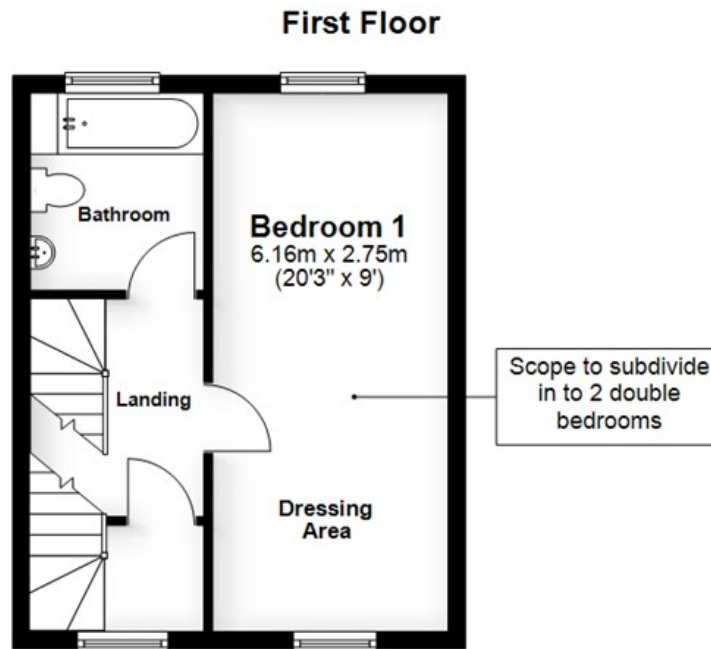
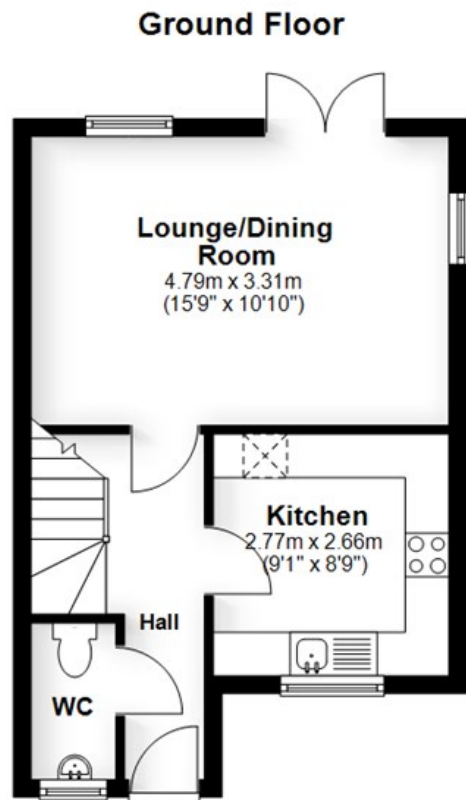
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.





### 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		95
(81-91)	B	83	
(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	



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 a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.