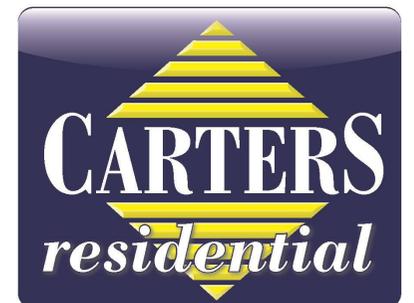




Kirtlington, Milton Keynes, MK15 9AZ



59 Kirtlington
Downhead Park
Milton Keynes
MK15 9AZ

60% Shared ownership £198,000

60% SHARED OWNERSHIP HOUSE WITH LOW MONTHLY RENT PLUS A £10,000 PREMIUM

Carters Present a well maintained TWO DOUBLE BEDROOM SEMI DETACHED HOME WITH A DRIVEWAY AND GARAGE, located in a sought after location in Downhead Park.

The accommodation comprises; entrance hall, lounge/diner, kitchen/diner, stairs rising to a first floor landing with access to a master bedroom with fitted wardrobes, second double bedroom and a family bathroom. To the exterior there is a block paved driveway, garage and a low maintenance, generous sized rear garden.

- 60% SHARED OWNERSHIP HOUSE
- SEMI DETACHED
- GARAGE & DRIVEWAY
- GAS TO RADIATOR CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- MK CITY COUNCIL - MONTHLY RENT £196.58
- LOW MAINTENANCE REAR GARDEN





Ground Floor

Enter via UPVC front door into entrance hall with a UPVC double glazed window to the side aspect, radiator, stairs to first floor landing and door to the lounge. The lounge area has a UPVC double glazed window to front aspect. Gas fire. Radiator. Door to kitchen.

Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Built-in electric cooker with gas hob and extractor hood over. Space for all appliances. Wall mounted boiler. UPVC window to rear garden. UPVC French doors to rear garden.

First Floor

Access to loft. Doors to all rooms.

The master bedroom has a UPVC double glazed window to front aspect. Radiator. Two built-in storage cupboards over stairs. Built-in wardrobe. Bedroom two has a UPVC double glazed window to rear aspect. Radiator.

The bathroom has a UPVC double glazed window to rear aspect. Suite comprising low level w.c., wash hand basin and panel bath with shower over.

Exterior

Front Garden
Fully block paved. Exterior light.

Rear Garden
Mainly laid to patio and shingle. Shed. Side access to front. Fully enclosed by timber fencing. Outside tap. Access to garage via courtesy door.

Garage

Up and over door electric front door. Eaves storage. Power and light connected.

Cost/ Charges/ Property Information

Tenure: Leasehold.

The property is a 60% Shared Ownership - We understand that the lease is 125 years from 1984, therefore there is 83 years remaining .

There is a rent of £196.58 is made payable to Milton Keynes Council per month.

Local Authority: Milton Keynes Council.

Council Tax Band: Band C.

Note for Purchasers

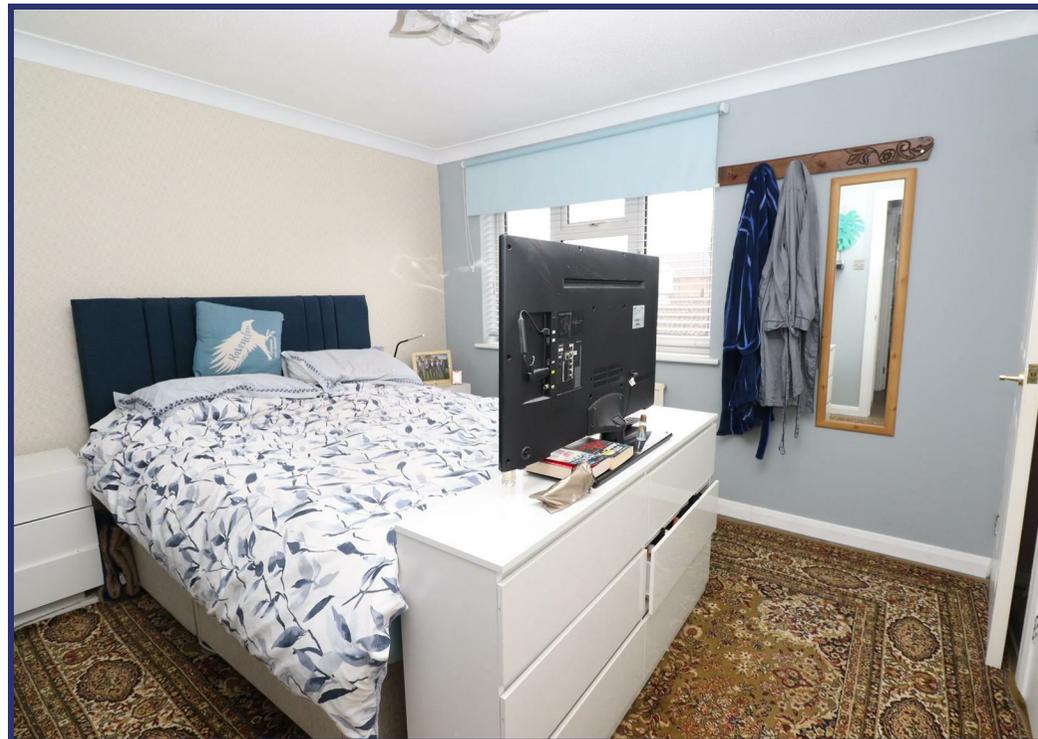
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per 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

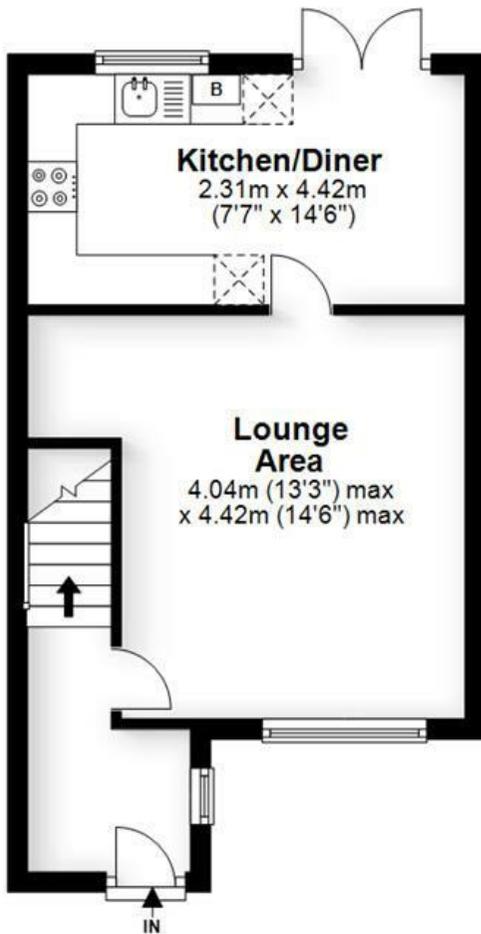
Disclaimer

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.

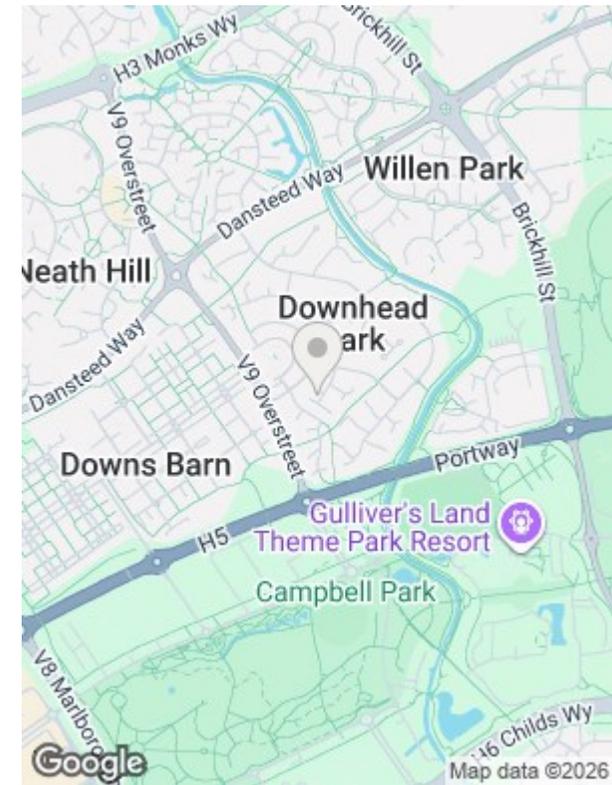
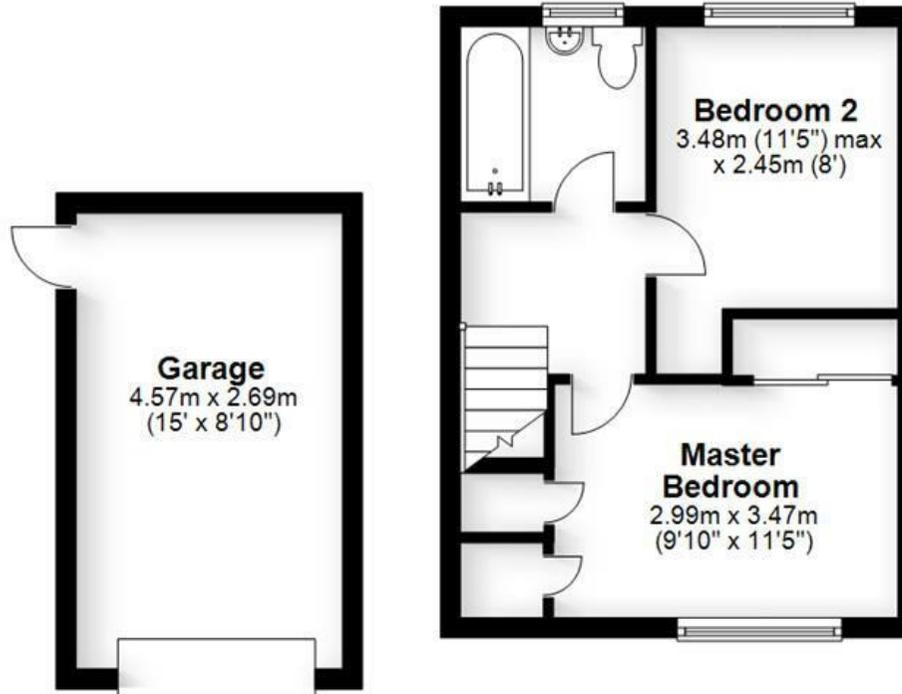




Ground Floor



First Floor



Viewing Arrangements

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

-  01908 561010
-  miltonkeynes@carters.co.uk
-  carters.co.uk
-  59 High Street, Stony Stratford, MK11 1AY

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

