



Buxton Close, Milton Keynes, MK17 8GX



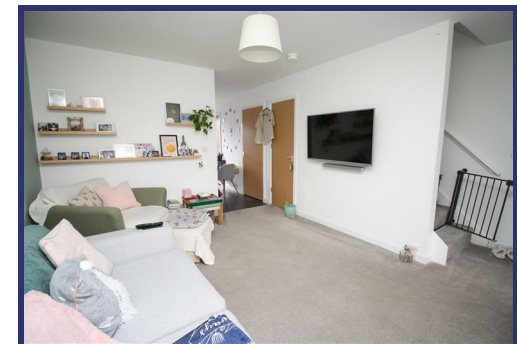
**6 Buxton Close
Glebe Farm
Milton Keynes
MK17 8GX**

£136,000

A modern and WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED property on the POPULAR SHARED OWNERSHIP SCHEME, situated in the desirable area of Glebe Farm. It is offered with for a 40% share with a combined rent and service charge of £578.95 per month payable to Thrive Homes.

The location is one of the most sought after areas in Milton Keynes as it is ideal 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 St Mary's C of E Primary School catchment which opened in 2022. The accommodation in brief comprises a lounge, KITCHEN/DINER WITH BUILT IN OVEN AND HOB & INTEGRATED DISHWASHER, DOWNSTAIRS CLOAKROOM, first floor landing, two generous bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating with separate thermostats for the ground and first floor, deep storage cupboards, front garden overlooking greenery, rear garden and OFF ROAD PARKING FOR TWO VEHICLES situated to the rear of the property. Please call to arrange a viewing at your earliest convenience as demand is expected to be high. EPC rating B.

- Two Bedroom Semi Detached
- Desirable Area
- 40% Shared Ownership With A Rent Of £578.95 inc Service Charge
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Kitchen/Diner with built in appliances
- Downstairs Cloakroom
- Two Double Bedrooms
- Two Off Road Parking Spaces
- EPC Rating B





Lounge

Enter via composite door with obscure double glazed panel. UPVC Double glazed window to front aspect overlooking greenery. Stairs rising first floor. Radiator. Under stairs storage cupboard. Walk-through to kitchen/diner.

Kitchen/Diner

UPVC double glazed double doors onto rear garden. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Built-in oven and hob with extractor over. Space for fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Door to walk in storage cupboard. Door to cloakroom. Radiator. Inset spotlights to ceiling.

Downstairs Cloakroom

White two piece suite comprising of a pedestal mounted wash hand basin and a low-level WC. Tiled to splash back areas. Ceiling mounted extractor fan.

First Floor Landing

Doors to two bedrooms and a bathroom. Door built in storage cupboard with shelving. Loft access with pull down ladder.

Bedroom One

Two UPVC double glazed windows to front elevation overlooking greenery. Door to built in storage cupboard. Radiator.

Bedroom Two

Two UPVC double glazed windows to rear elevation. Radiator.

Family bathroom

White three-piece suite comprising of a panel bath with shower tap over, pedestal mounted wash hand basin and a low-level WC. Heated towel rail. Tiled to splashback areas. Shaver point. Ceiling mounted extractor fan.

Exterior

Front-Two planted areas separated by a pathway leading to front door and a storm covered porch. Outside tap.

Rear-Comprises of a paved patio area. Remainder mainly laid to lawn. Pathway to side leading to a gated access to front. Rear gated access leading to parking. Timber shed to remain. Fully enclosed by timber fencing.

Parking-Two parking spaces situated to the rear of the property.

Lease & Charges

119 years remaining
 Started in 2019 with a lease of 125 years.
 Rent £527.62 pcm
 Total Service Charge £51.33 pcm broken down as:
 Service charge £18.75
 Estate charge £0.00
 Buildings insurance £11.40
 Management fee £21.18
 Reserve fund payment £0.00
 Total monthly payment excluding rent £51.33

Started in 2019 with a lease of 125 years for BM441740.

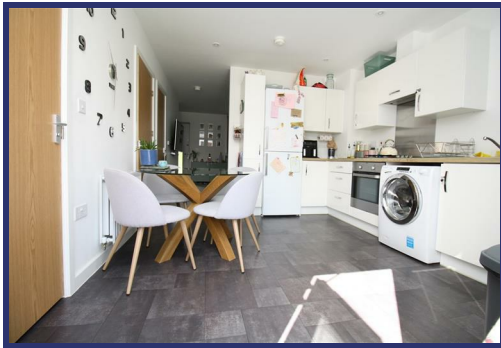
Note To Purchasers

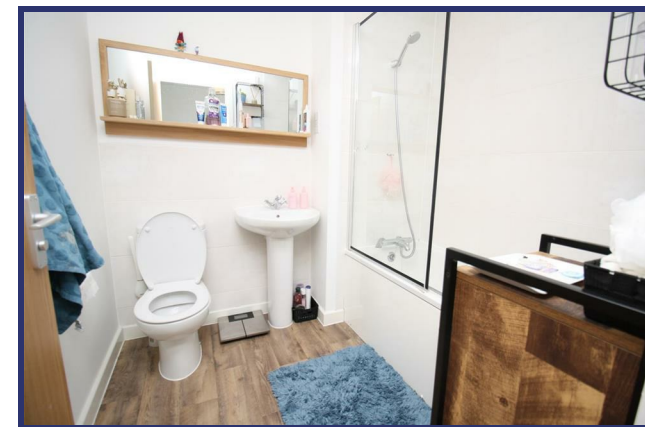
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

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. Some items may be available subject to negotiation with the Vendor.

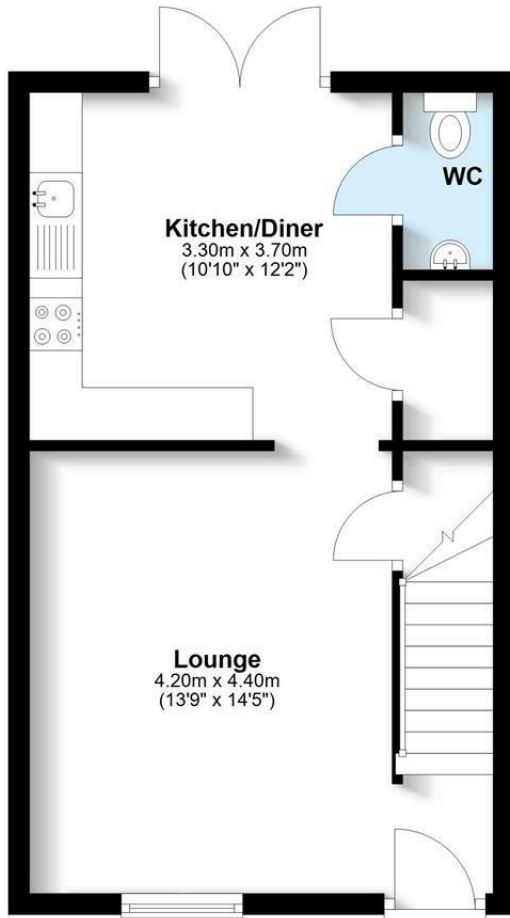






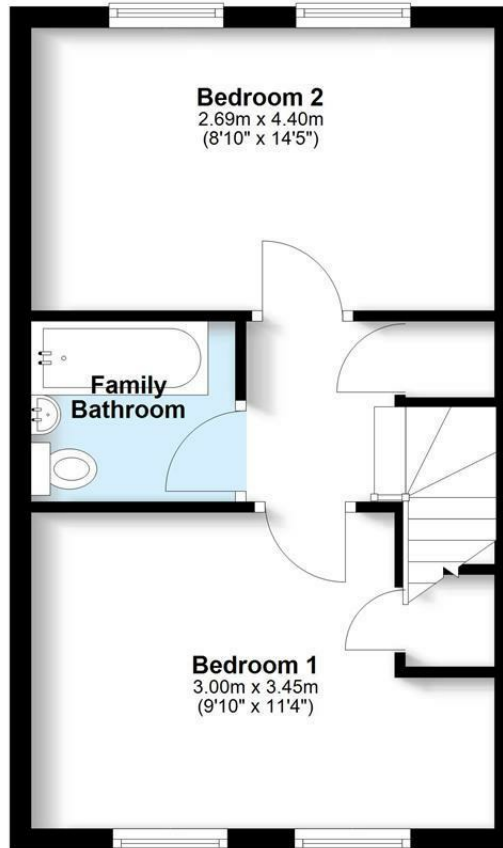
Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)

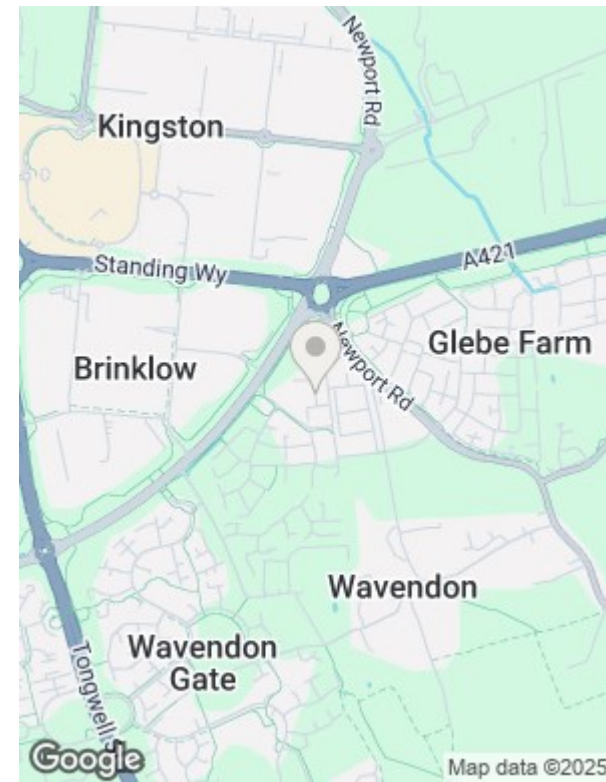


First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 sq. feet)



Viewing Arrangements

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

01908 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (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 | |

