



Rossal Place, Hodge Lea Milton Keynes MK12 6JE

welcome to

Rossal Place, Hodge Lea Milton Keynes

Welcome to this delightful 2-bedroom ground floor apartment located in the sought-after area of Hodge Lea, Milton Keynes. This well-presented home offers a perfect blend of comfort and convenience, ideal for couples, small families, or investors.

Entrance Hall

Front door opening onto hallway. Storage cupboard and wall mounted radiator.

Living Room

14' 9" x 12' 10" (4.50m x 3.91m)

Double glazed window and door opening onto rear garden. Wall mounted radiator.

Kitchen

12' 10" x 9' 6" (3.91m x 2.90m)

Double glazed windows and door opening out onto second garden. Fitted kitchen with a mix of wall and base level units, works surfaces incorporating a stainless-steel sink unit with mixer tap and breakfast bar. Built in oven and hob. Space was washing machine and fridge freezer. Wall mounted radiator.





Bedroom One

11' 4" x 9' 10" (3.45m x 3.00m)

Double glazed window and wall mounted radiator.

Bedroom Two

13' 9" x 6' 7" (4.19m x 2.01m)

Double glazed window. Wall mounted radiator.

Workshop/Storage

9' 10" x 3' 11" (3.00m x 1.19m)

Bathroom

Double glazed window. Low level W.C, vanity wash hand basin, bath with shower over and wall mounted heated towel rail.



Outside Rear Gardens

Two private gardens. One laid to lawn and one patio.

Parking

Off road parking for two vehicles.



view this property online brownandmerry.co.uk/Property/STS108269



welcome to

Rossal Place, Hodge Lea Milton Keynes

- TWO PRIVATE GARDENS
- OFF STREET PARKING
- GREAT CONDITION
- PERFECT FIRST TIME BUY OR BUY TO LET
- CUL DE SAC LOCATION

Tenure: Leasehold EPC Rating: D

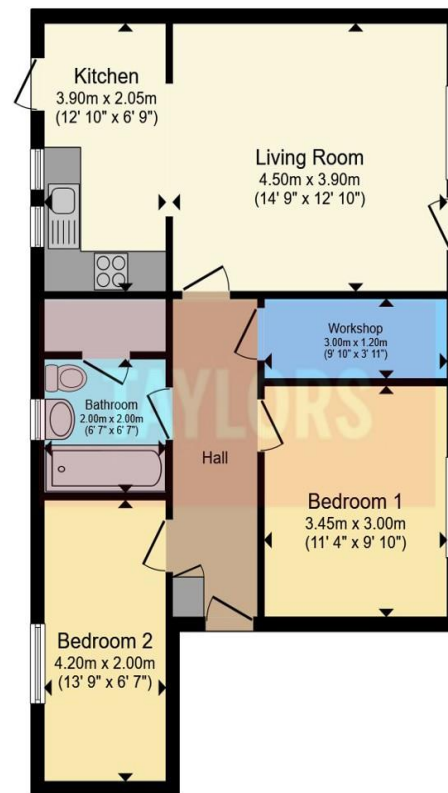
Council Tax Band: A Service Charge: 1384.44

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



Total floor area 63.3 m² (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online brownandmerry.co.uk/Property/STS108269



Property Ref:
STS108269 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


brown & merry



01908 562011



stonystatford@brownandmerry.co.uk



65 High Street, MILTON KEYNES,
Buckinghamshire, MK11 1AY



brownandmerry.co.uk