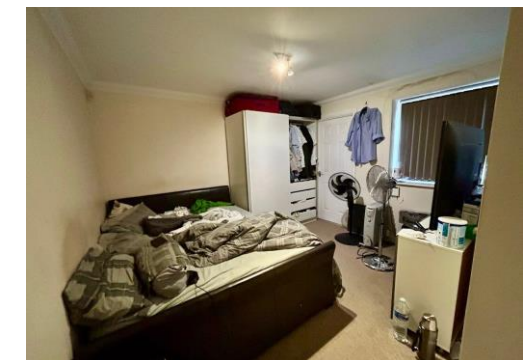






£200,000

Situated in the sought after area of Grange farm, this two double bedroom ground floor apartment has many benefits including a kitchen/lounge/diner, en-suite to the main bedroom, family bathroom and allocated parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Door to airing cupboard housing water tank, underfloor heating, doors to lounge/kitchen/diner, bedrooms and bathroom.

LOUNGE/KITCHEN/DINER

Double glazed window to front aspect, two double glazed windows to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, oven and hob with extractor hood over, space for washing machine, built in dishwasher, built in fridge/freezer, single drainer one and a half bowl sink with individual hot and cold taps, underfloor heating.

BEDROOM ONE

Double glazed window to front aspect. Underfloor heating, door to en-suite.

EN-SUITE

Frosted double glazed window to front. Low level w.c., vanity wash hand basin, fully tiled shower cubicle, heated towel rail, underfloor heating, fully tiled.

BEDROOM TWO

Double glazed window to rear aspect. Underfloor heating.

BATHROOM

Frosted double glazed window to front aspect. Low level w.c., pedestal wash hand basin, heated towel rail, floor standing bath with hot and cold taps, underfloor heating.

PARKING

One allocated parking space.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA - 645 sq.ft. (59.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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