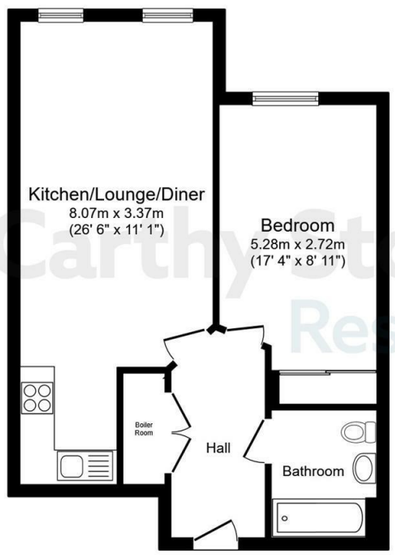
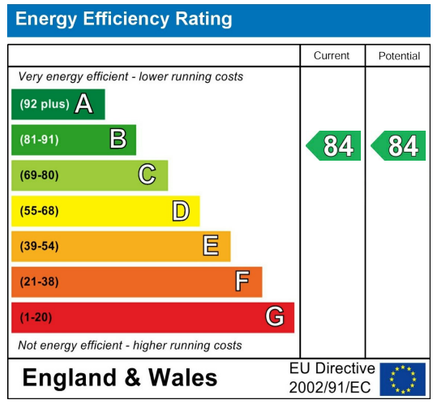
McCarthy Stone
Resales



Total floor area 49.4 sq.m. (532 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





Council Tax Band: B

The Property Ombudsman

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7 Jupiter House

Hindhead Knoll, Milton Keynes, MK7 7FH

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PRICE REDUCTION

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Hindhead Knoll, Walnut Tree, Milton Keynes

1 Bed | Offers in the region of £225,000

Jupiter House
The development itself boasts the small community feel of Walnut Tree. With 50 apartments (26 one-beds and 24 two-beds), residents have the opportunity to get to know your neighbours well, yet can always have the peace and quiet of your apartment should you need a little time to yourself.

There are beautiful landscaped garden for all homeowners to enjoy, as well as a modern communal lounge where social events take place.

The development further benefits from state-of-the-art security and safety features. In case of emergencies, there is a 24-hour call system in place, plus the House Manager who is available during office hours should you need anything.

Local Area
Living in Walnut Tree:
Walnut Tree is a quiet residential area with a range of local amenities. Plus, just over a mile away is Caldecotte Lake. It is a beautiful place for a stroll and offers acres of stunning parkland, as well as this it is a great place for bird watching. You can even try your luck at water sports on the lake. You may also be interested to know that, during the lake's excavation, a huge dinosaur skeleton (an Ichthyosaur) was uncovered. Thought to be 150 million years old, you can now see the skeleton at Milton Keynes Central Library.

Also, just over a mile from the development is the Nuffield Health Fitness & Wellbeing centre at Kents Hill Park. Here, as well as a gym, a swimming pool and squash and badminton courts, you can make the most of both personal training and beauty therapy services. The centre also runs a range of exercise classes for all levels.

Just a few miles outside Milton Keynes is Bletchley Park. Visit restored code breaking huts, where Enigma messages were decrypted and learn about the impact they had on World War II. Through interactive exhibits, hear the stories of the men and women who worked here, and step inside the spaces that housed the magnificent Turing-Welchman Bombe machines. You can also see recreations of Alan Turing's office and the wartime garages in the Mansion, complete with WWII vehicles.

All within a 20-minute drive of Milton Keynes are the manor houses of Woburn Abbey, Ascott House and Claydon House. At Woburn, marvel at one of the most important private art collections in the world and stroll among its extensive gardens and fine antiques centre. Ascott House is home to some exceptional collections, including paintings, furniture and oriental porcelain. And, at Claydon House, enjoy the tranquil countryside setting and explore its lavish 18th century interiors. Walnut Tree is a peaceful residential area with many local amenities, including a Tesco Express 0.4 miles away.

Just over 1 mile from the development is Nuffield Health Fitness & Wellbeing Centre. Here, you can find a gym, a swimming pool, squash and badminton courts and exercise classes for all levels.

The Venue MK is also only 0.3 miles away. Here you can enjoy orchestras, concerts and performing arts.

Getting to Location:
If you are using a Sat Nav system you may need the full address of this development. The postcode may be newly created by Royal Mail and may not be accurate for some months.

Entrance Hall
Front door with spy hole leads to the entrance hall. The 24-hour emergency response pull cord system, Illuminated light switches, smoke detector, wall mounted thermostat. From the hallway there is a door opening into a storage/airing cupboard, housing a washing machine. Further doors lead to the open plan living room/kitchen, bedroom and shower room.

Open Plan Living Room/Kitchen
Wonderfully airy living area, with two large windows allowing ample natural light to flood in. The floors are carpeted and there is a telephone point, TV point (with Sky/Sky+ capabilities) and plenty of raised height power sockets.

The kitchen area boasts a modern fitted kitchen with a range of base and wall units Single sink and drainer unit with mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. tiled floor, ceiling light fitting and under pelmet lighting.

Bedroom
A double bedroom with large window, allowing ample light into the room. Built in, mirror fronted wardrobe. Central ceiling light, TV and phone point.

Shower Room
Fitted with a modern suite comprising; walk-in shower with glass screen, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls.

Lease Information
Lease length 999 Years from 1st Jan 2021.
Ground rent £425 per annum.
Ground rent review: 1st Jan 2036.

Service Charge
- Visiting House Manager
- Emergency call system
- Electricity, heating and lighting (communal areas)
- Water and sewage (communal areas and apartments)
- Maintenance of building and gardens
- Building insurance
- Development staff
- Future maintenance fund
- Income to guest suites and sundry income.

The service charge does not include: Electricity, heating and lighting (apartments), contents insurance, council tax, phone, broadband, TV licence or TV service.
Annual service charge £3,116.07 for financial year ending 28/02/2027.

Moving Made Easy & Additional Services
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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- Full Fibre Broadband available
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