

Bluebell House, Flat 3, 3, Barnsdale Drive, Milton Keynes  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



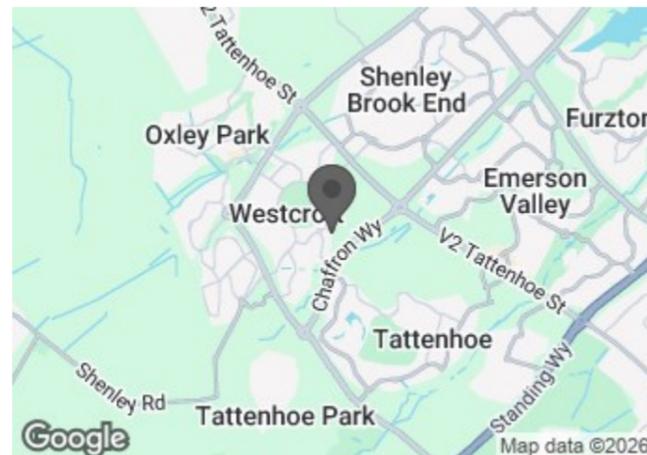
The position & size of doors, windows, appliances and other features are approximate only.  
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## 3 Bluebell House

Barnsdale Drive, Milton Keynes, MK4 4DU



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## Shared Ownership £195,000 Leasehold

Owned Share: 75% | Monthly Rent: £0

BEAUTIFULLY PRESENTED ground floor apartment. SPACIOUS LOUNGE with a PATIO AREA, Modern kitchen with BUILT IN APPLIANCES, double bedroom with BUILT IN WARDROBES and a CONTEMPORARY shower room.

Bluebell House is a retirement living plus development with onsite 24/7 staffing, domestic assistance, restaurant and communal lounge & gardens where social events take place.

**For further details, please call 0345 556 4104**

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# Bluebell House, Barnsdale Drive, Westcroft, Milton Keynes

1 Bed | £195,000

## Local Area

Bluebell House is conveniently located in the centre of town, with easy access to plenty of amenities and beautiful parklands. Close by you'll find bustling Westcroft District Centre retail park, which offers cafes, restaurants, and shops, including a Morrisons for all your essentials. Howe Park Woods is just a stone's throw away, offering an idyllic place for scenic strolls and other outdoor activities. Westcroft, Milton Keynes itself is surrounded by beautiful green spaces with historic Bletchley Park just a few miles away and good road connections to Luton Airport. You can reach London by train in just over an hour.

The town is located south-west of Milton Keynes close to the beautiful Howe Park Wood which has a café for coffees in the great outdoors. Milton Keynes itself offers a wide variety of cultural attractions, cinemas and theatres as well as restaurants and superb shopping. Within a short drive you'll find yourself at Bletchley Park where you can enjoy the grounds and visit the museum to learn about the significant impact the site had during WWII.

For trips further afield, the direct trainline from Milton Keynes Central Station takes you into London in just over one hour. The 'dreaming spires' of Oxford and Luton Airport are also within easy reach.

## Development Overview

Bluebell House is a desirable retirement development exclusive for the over 70's, conveniently located in the centre of town, with plenty of amenities and beautiful parklands close by. The apartment benefits from our intelligent design, high specification, and quality contemporary flourishes. For peace of mind, Intelligent security features including a 24-hour emergency call system, fire detection and door video entry. Our friendly Estates Manager is on hand to help with anything you need.

A superb range of communal facilities including a luxurious communal lounge to meet with friends and neighbours, a Bistro restaurant serving freshly prepared meals daily and a pretty shared garden to relax and socialise in. Further facilities include a bicycle store, mobility scooter charging room, laundry and a wellness suite. If you have family or friends visiting from afar, there's a guest suite (subject to availability) and usually costs £25 a night plus a £5 service charge.

## 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 and apartment security door entry system with intercom are all situated here. Door opening to a store cupboard. Further doors lead to the lounge, bedroom and shower room.

## Lounge

Beautifully presented lounge with the added benefit of a double glazed door leading to a patio area. The lounge provides ample room for dining. Sky TV and telephone points, raised height power sockets and ceiling lights. Opening leading to the kitchen area.

## Kitchen

Modern kitchen with a range of base and eye level units with a wood effect roll top work surface over. Stainless sink with mixer tap. Waist height electric over and built in microwave above, four ring electric hob with extractor fan. Integral fridge, freezer.

## Bedroom

Generously sized bedroom with window providing side garden views. Mirror fronted fitted wardrobe providing shelving and hanging rails. TV and telephone points, raised height power sockets and ceiling light.

## Shower Room

Fully fitted wet room with a shower with glass screen, support rail and foldable chair. Low level WC, vanity unit with wash basin and vanity unit, mirror above and shaving point. Part tiling to walls, wall mounted chrome towel radiator, central ceiling lighting, slip resistant flooring and ventilation system. Emergency pull cord.

## Service Charge

- 1hr Domestic assistance
- 24/7 onsite staffing
- onsite subsidised restaurant
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £12,370.05 for the financial year ending 28th Feb 2027.

## Leasehold

Lease: 999 years from 1st Jan 2023

## 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.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

