



Bergamot Gardens, Milton Keynes, MK7 7NG



20 Bergamot Gardens  
Walnut Tree  
Milton Keynes  
MK7 7NG

**Offers In Excess Of £130,000**

**A one bedroom ground floor apartment, which benefits from a lounge/dining room, located on the popular Walnut Tree development.**

The property has ground floor accommodation comprising an entrance porch which is open to a living room, dining area, kitchen with appliances, bedroom, and bathroom. Outside the property has communal grounds laid with lawn and a parking area.

Walnuts Tree is a popular development, and the property is offered for sale with no onward chain.

- Ground Floor Apartment
- Lounge & Dining Areas
- Kitchen with Appliances
- Bedroom
- Popular Location
- VACANT - CHAIN FREE SALE





Carters can  
arrange for you to  
view this property  
7 days a week



### Accommodation

The front door opens to a porch area which is open to the living room which has a bay window to the front, a dining area to the rear and is open plan to the kitchen.

The kitchen has units to floor and wall levels with worktops, sink unit, space for three appliances to include a freestanding cooker, fridge and washing machine may be available. Window to the side.

An inner hall has an airing cupboard and doors to the bedroom and bathroom.

The bedroom is located to the rear.

The bathroom has a suite comprising WC, wash basin and a bath with shower over, and window to the side.

### Heating

Electric heaters and storage radiators.

### Outside

Communal gardens to the front and rear and parking to the front.

### Cost/ Charges/ Property Information

Tenure: Leasehold.

Length of Lease: Dated 1st January 1991 and is for 999 years.

Annual Ground Rent: NONE

Annual Service Charge: The current years service charge is for £99 per month and includes buildings insurance, External Maintenance, etc.

Local Authority: Milton Keynes Council  
Council Tax Band: A

### Note for 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 under take 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.

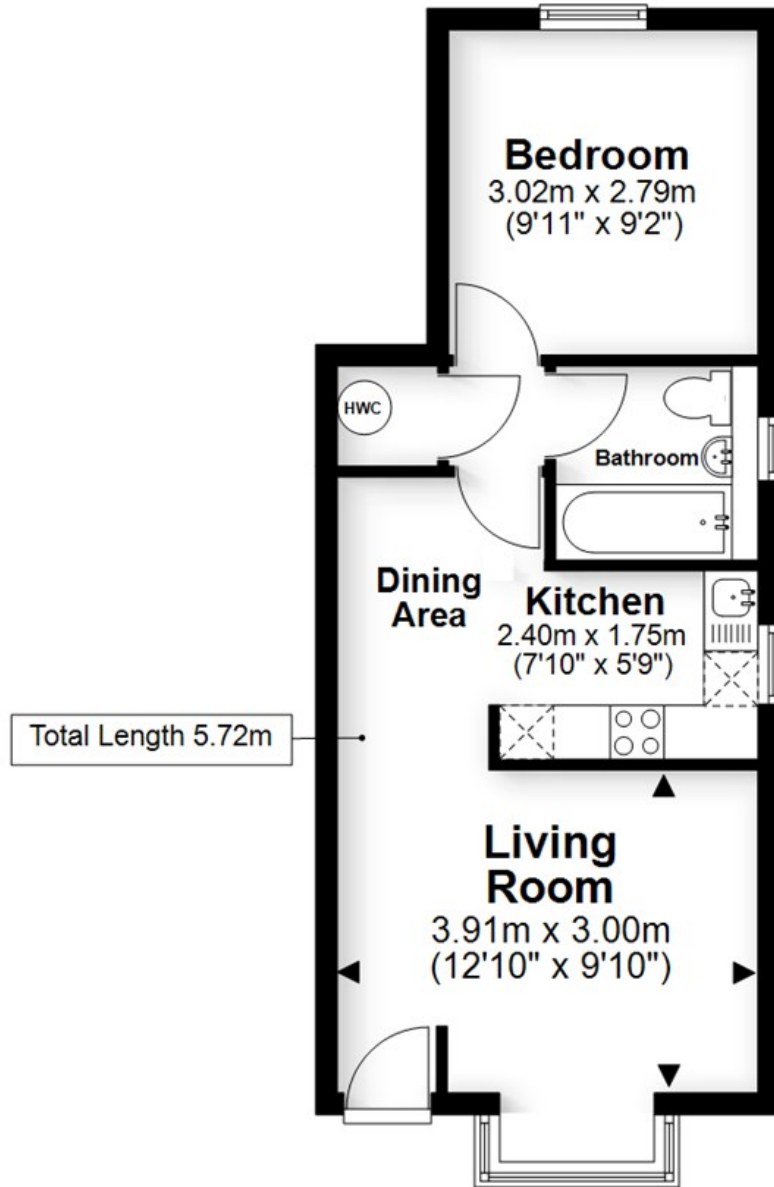
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

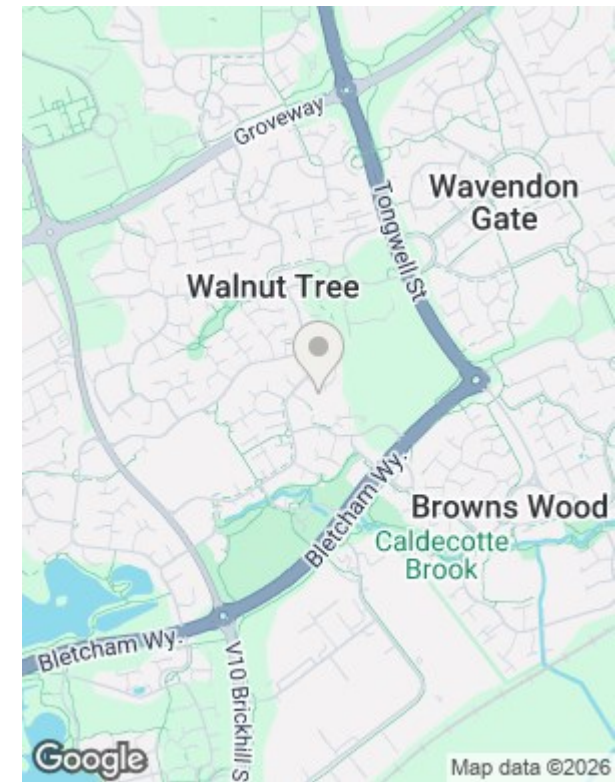
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



### Viewing Arrangements

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

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carters.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

