

12 CALVIE CROFT



- 12 Calvie Croft -

Hodge Lea | Milton Keynes | MK12 6JZ

A spacious and well presented two bedroom third floor apartment enjoying attractive views over the recreation ground, together with a private balcony, allocated parking, and a single garage.

Property Highlights

Spacious two bedroom third floor apartment - Approximately 709 sq. ft. of accommodation - Private balcony overlooking recreation grounds - Principal bedroom with ensuite shower room - Allocated parking space and single garage - Secure communal entrance with lift access - Offered for sale with no onward chain - Ideal first time or investment purchase

Accommodation

Third Floor: Kitchen/Sitting Room - Principal Bedroom - Ensuite - Bedroom Two - Bathroom

Total: 709 sq. ft. (66 sq. m)





DETAILED DESCRIPTION

An excellent opportunity to acquire a well presented and generously proportioned two bedroom third floor apartment, ideally suited to both first time buyers and investors. Offered for sale with no onward chain, the well planned accommodation extends to approximately 709 sq. ft. and comprises a bright and airy living/dining room with direct access to a private balcony enjoying views over the recreation ground, an open plan fitted kitchen, principal bedroom with en-suite shower room, a further double bedroom, and a family bathroom. The property further benefits from a secure communal entrance with lift access, an allocated parking space, a single garage, and attractive leafy outlooks to the front.

LOCATION

Calvie Croft is situated within the established residential area of Hodge Lea, located to the north-west of Milton Keynes. The area offers convenient access to a comprehensive range of local amenities whilst remaining well positioned for commuting and wider travel throughout the region.

Transport links are a particular strength. The property enjoys easy access to the A5 and M1, providing connections to Northampton, Bedford, Milton Keynes city centre, and London. Mainline rail services are available from Milton Keynes Central, offering frequent direct services to London Euston, Birmingham, and a variety of regional destinations, making the area particularly attractive to commuters.

A wide range of everyday amenities are available nearby, including supermarkets, convenience stores, healthcare facilities, public houses, cafés, and leisure facilities. More extensive shopping, dining, and leisure opportunities can be found at Centre:MK and the wider Milton Keynes city centre.

The area benefits from an extensive network of green spaces, parkland, and recreation grounds, together with the well known Milton Keynes Redway cycle network, providing excellent opportunities for walking, cycling, and outdoor recreation.

Educational provision is well catered for, with a selection of primary and secondary schools located within the surrounding area. Further education facilities and higher education centres are also readily accessible throughout Milton Keynes.

LEASEHOLD DETAILS

Lease of 125 years from 2006.
Ground Rent £200 per annum.
Service Charge approx £2,374 half yearly.

AGENTS NOTE

Please note some images have been virtually staged for illustration purposes.

















ACCOMMODATION

THIRD FLOOR

LIVING / DINIGN ROOM

with entrance door, window to the rear aspect, sliding patio door to private balcony, integral storage cupboard, doors to bedroom one, two and bathroom, open to

KITCHEN

With window to the side and rear aspect, range of eye and base level units, worktop with inset sink and drainer with mixer tap over, inset four ring gas hob with chimney style extractor hood over, integrated oven and dishwasher, space and plumbing for washing machine, part tiled walls, wood effect flooring

BEDROOM ONE

with windows to the front aspect, integral double wardrobe, door to

ENSUITE SHOWER ROOM

Suite comprising; low level wc with eco flush button, pedestal wash basin and shower enclosure, part tiled walls, wood effect flooring

BEDROOM TWO

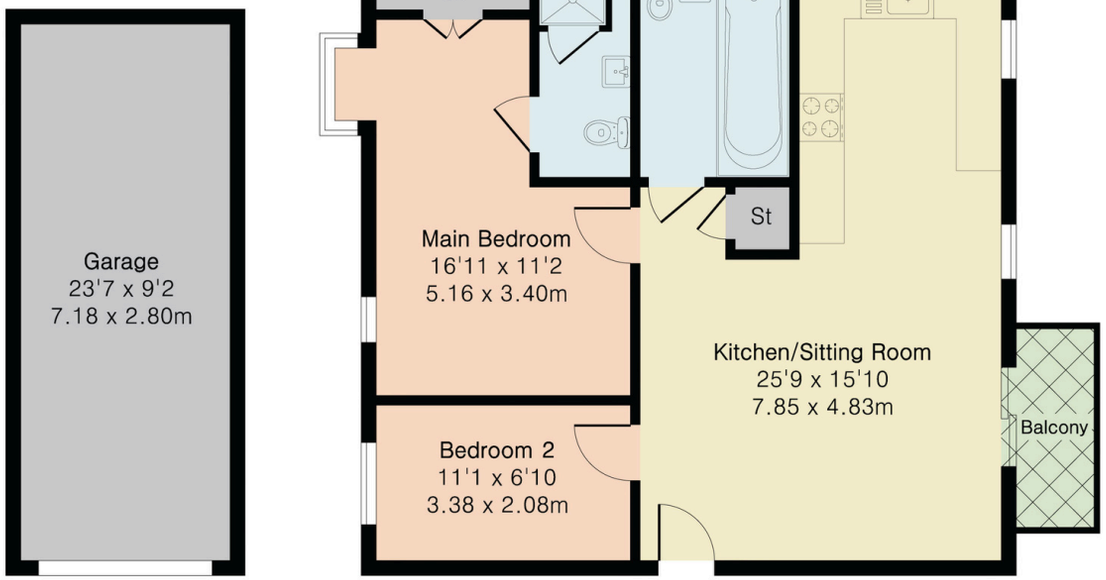
With window to the front aspect

BATHROOM

With window to the side aspect, suite comprising; low level wc with eco flush button, pedestal wash basin and panelled bath with mixer tap and wall mounted hand held shower head attachment over, part tiled walls, wood effect flooring

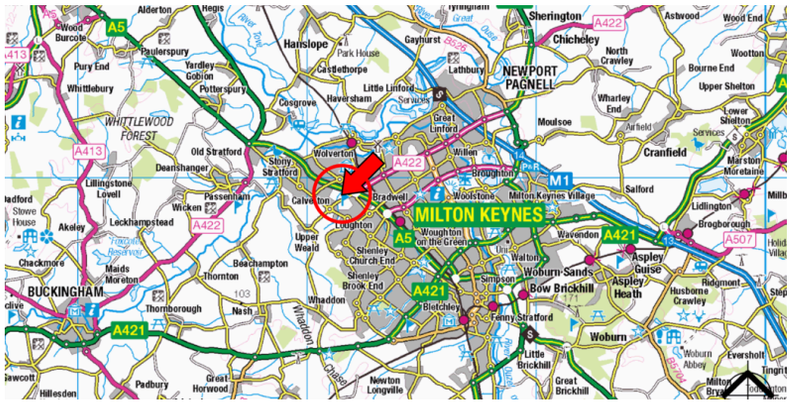
Approximate Gross Internal Area 712 sq ft - 66 sq m (Excluding Garage)

Garage Area 216 sq ft – 20 sq m



Garage

Third Floor



Tenure: Leasehold

Services: All mains services connected

Council Tax Band: B
EPC: C

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number BM321850. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Contact:
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