



Dunthorne Way, Milton Keynes, MK8 0LX



86 Dunthorne Way  
Grange Farm  
Milton Keynes  
MK8 0LX

£175,000

**Carters are delighted to offer for sale this well presented one bedroom first floor apartment, located in the sought after area of Grange Farm.**

The property is offered for sale with no onward chain and briefly comprises, open plan lounge/kitchen/diner, a large double bedroom with balcony, and a bathroom. Externally the property benefits from gated allocated parking.

- ONE BEDROOM APARTMENT
- OPEN PLAN LOUNGE/KITCHEN/DINER
- LARGE DOUBLE BEDROOM WITH BALCONY
- GAS TO RADIATOR CENTRAL HEATING
- GATED ALLOCATED PARKING
- NO ONWARD CHAIN





### Accommodation

#### Entrance Hall

A solid door opens into the entrance hall that has a wall-mounted intercom handset and a storage cupboard. Doors to all rooms.

#### Open-plan Lounge/Kitchen/Diner

This is a spacious living space for this size apartment and has two double glazed windows and wood effect laminate flooring.

The kitchen has a range of base and eye level storage cupboards, work surface with stainless steel sink and drainer. Integrated electric oven, gas hob and extractor fan over. Space for washing machine and a fridge/freezer.

#### Bedroom

A good size double bedroom with glazed doors opening onto a balcony which offers a pleasant outdoor seating space.

#### Bathroom

The bathroom has a three piece suite comprising a panelled bath with mixer tap, low level WC and pedestal wash hand basin.

#### Exterior

There is gated allocated parking for one vehicle.

#### Cost/ Charges/ Property Information

Tenure: Leasehold.

Length of Lease: 150 Years from 2005 (129 years remaining).

Annual Ground Rent £130.

Annual Service Charge: £1,036.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band A.

#### Location - Grange Farm.

Grange Farm is predominantly a residential housing estate situated on the popular western flank of Milton Keynes with a fair blend of properties, open spaces and parkland. There are two sought after schools in the vicinity - Christ the Sower primary school and Hazeley secondary school. The area is served well with a local

centre offering a supermarket, eateries and other amenities. The location enjoys access to the A5, A421 and Milton Keynes Central railway station all within striking distance. The M1 is located to the east of MK.

#### 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 undertake 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.

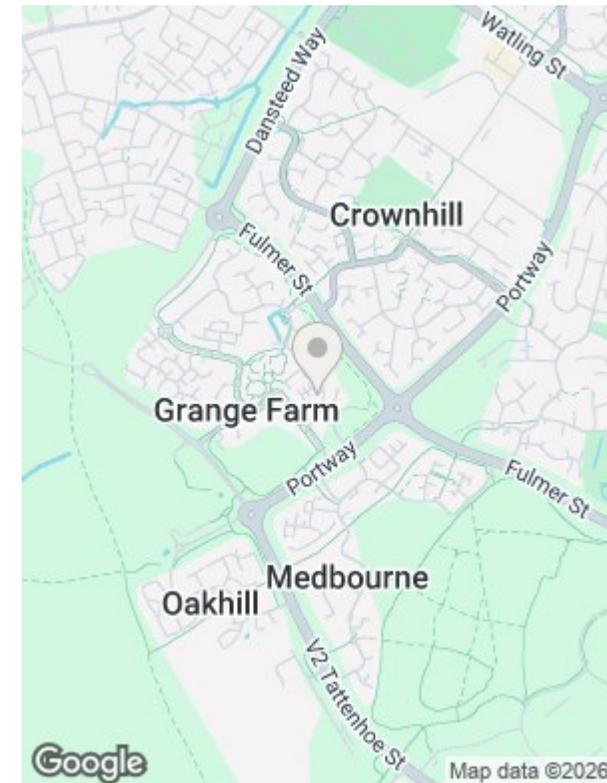
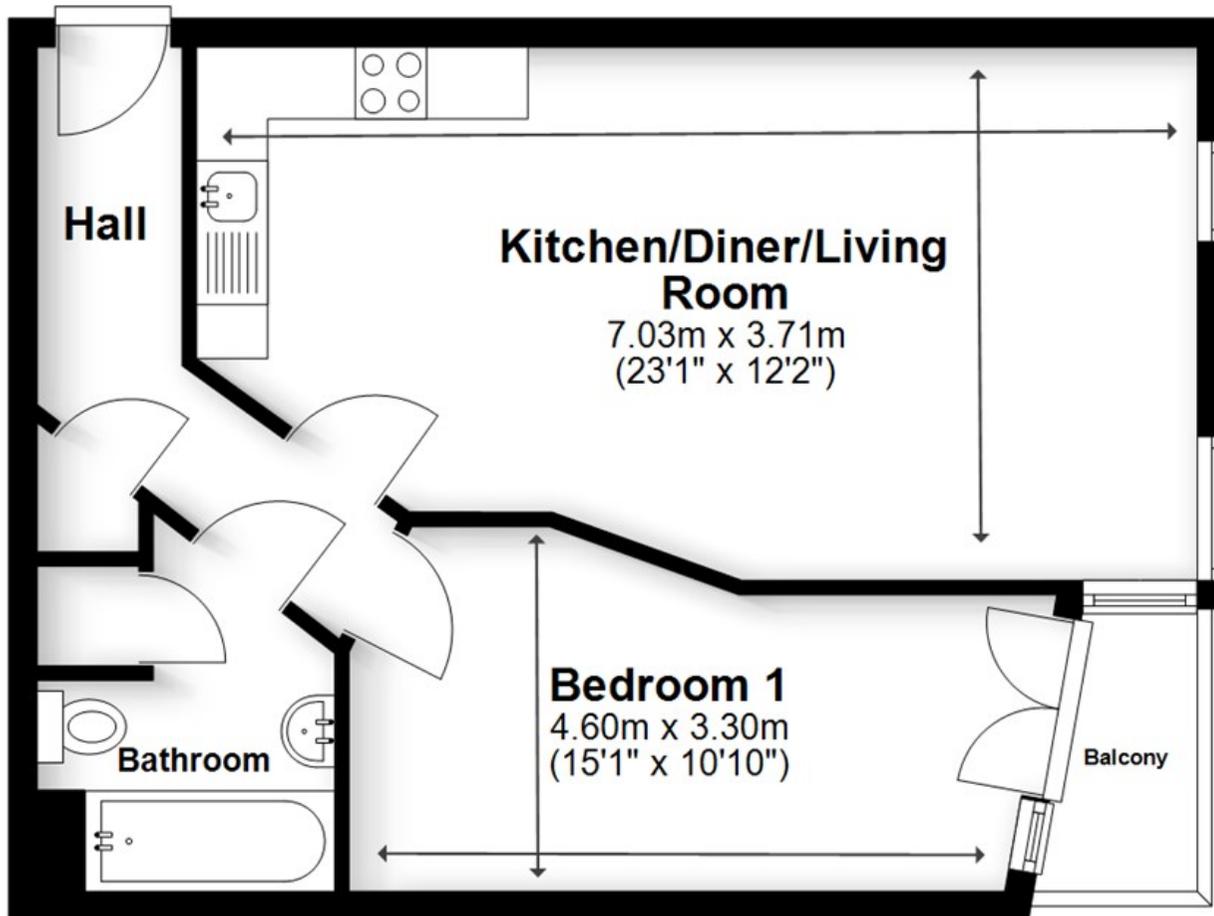
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

#### 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



### Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

📞 01908 561010

✉️ miltonkeynes@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

