



To arrange a viewing  
please call 01908 675747

This HIGHLY DESIRABLE and EXECUTIVE FIRST FLOOR apartment benefits from a modern interior throughout, LARGE FAMILY BATHROOM, EN SUITE to the master bedroom, SPACIOUS BALCONY & boasts BEAUTIFULLY PRESENTED OPEN PLAN LIVING.

In further detail, this wonderful apartment built in 2017 is situated on the 1st floor and overlooks parkland. Briefly comprising of entrance hall with useful utility storage cupboard, open plan living area with a modern kitchen, large balcony, double bedroom with fitted wardrobe & en suite, modern bathroom & further good sized bedroom. Further benefiting from lift access, allocated parking, secure entrance and fitted appliances in kitchen.

EPC Rating: B.

- First Floor Apartment
- Highly Desirable Location
- En Suite To Master Bedroom
- Large Balcony
- Lift Access
- Allocated Parking

#### LOCATION: OAKGROVE

Oakgrove Village is one of Milton Keynes' newest and most premier developments. On the estate is an abundance of amenities including shops, restaurants and leisure facilities. Nearby is Oakgrove secondary school and you are just a short walk from Willen lake.

#### OPEN PLAN LIVING

#### MASTER BEDROOM

#### EN SUITE

#### BEDROOM TWO

#### FAMILY BATHROOM

#### PRIVATE BALCONY

#### ALLOCATED PARKING

#### TENURE

Leasehold. 250 years from 29 September 2012.

Ground rent: £125 (Half Yearly)  
Building insurance: £615.28 (July 2020 - June 2021) through the freeholder; Residents Quarter Ltd.  
Service charge: £174/month



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(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		
England & Wales		EU Directive 2002/91/EC

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

