



To arrange a viewing  
please call 01908 675747



\*\*\* OFFERED CHAIN FREE WITH A SHARE OF THE FREEHOLD \*\*\* In the HIGHLY SOUGHT-AFTER AREA of Monkston Park, just a short walk from Oakgrove Centre is this SPACIOUS SECOND FLOOR TWO BEDROOM APARTMENT, boasting a LARGE OPEN PLAN LIVING AREA, TWO SPACIOUS BEDROOMS with EN-SUITE TO the MASTER BEDROOM, BUILT IN WARDROBES, plus ALLOCATED PARKING BEHIND A SECURE GATED ENTRANCE!

ENQUIRE NOW SO NOT TO MISS OUT!

In further detail this very well presented second floor apartment comprises of a entrance hall with storage cupboard, master bedroom with en-suite shower room, a second double bedroom, four piece family bathroom, fully integrated kitchen with an opening to a spacious lounge/diner. Outside offers secure gated parking for residents only.

- EN-SUITE TO MASTER BEDROOM
- SECURE GATED PARKING
- AMAZING LOCATION
- WALKING DISTANCE TO OAKGROVE CENTRE
- SHARE OF THE FREEHOLD
- OFFERED CHAIN FREE

#### LOCATION: Monkston Park

Monkston Park is located by Brickhill Street (V10) and between Standing Way (H8) & Chaffron Way (H7). The area is situated within close proximity of the City Centre, Kingston district centre and close to junctions 13 & 14 of the M1 motorway. The area is within the catchment of Oakgrove Secondary School (one of the newest schools to be built in Milton Keynes) and is adjacent to Ouzel Valley Park.

#### SECOND FLOOR

Entrance Hall

Kitchen  
10'8" x 10'4"

Living Room  
16'4" x 15'3"

Master Bedroom  
13'7" x 12'3"

En-suite

Bedroom 2  
10'9" x 10'6"

Family Bathroom

#### OUTSIDE

Allocated Parking  
Behind a secure gated entrance.

#### TENURE: Leasehold

Share of Freehold  
Leasehold - 107 years remaining  
Peppercorn Ground Rent  
Service Charge (22/23) - £1,657 Per Annum  
Council tax band - B (£1,591 p/yr)

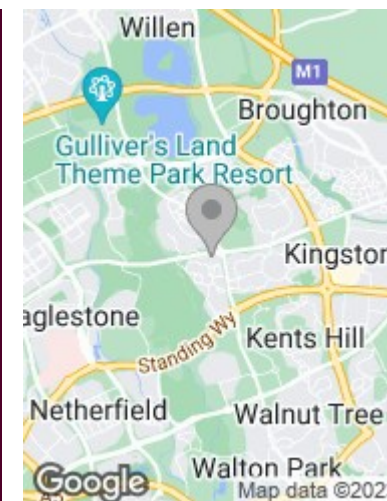
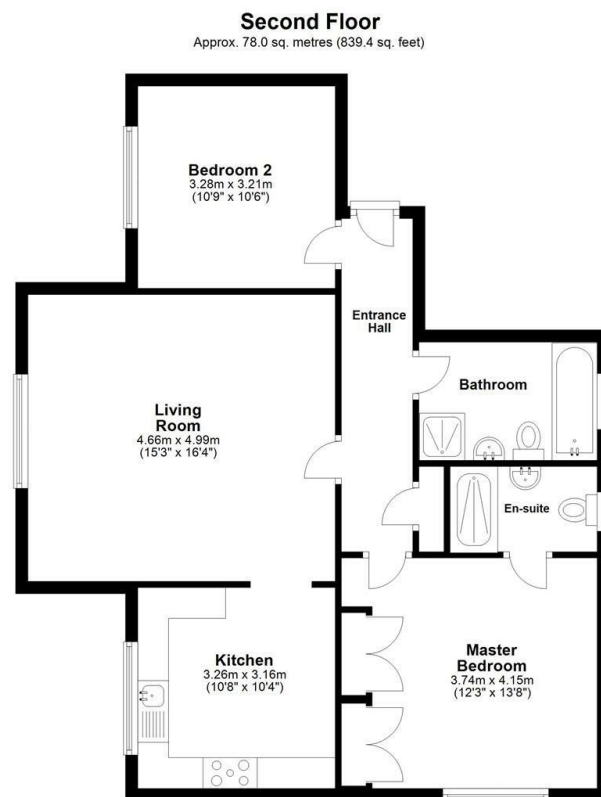
#### Notice

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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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>		
(69-80) <b>C</b>	77	77
(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	

## 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

