



To arrange a viewing  
please call 01908 675747

\*\*\* 30% SHARED OWNERSHIP with MKBC + £20,000 Premium \*\*\* The IDEAL WAY TO ENTER THE PROPERTY LADDER.. This TWO DOUBLE BEDROOM DETACHED, SHARED OWNERSHIP HOME is the PERFECT FIRST TIME BUY. Located in the Central & HIGHLY SOUGHT AFTER area of Bolbeck park, this home boasts AMPLE LIVING SPACE, TWO DOUBLE BEDROOMS, a SPACIOUS, yet PRIVATE REAR GARDEN, and OFF-ROAD PARKING.

In further detail, this property comprises of a lounge, diner, kitchen & utility area to the ground floor. To the first floor is bedroom one, bedroom two & the family bathroom. This property also boasts a large, private rear garden and off-road parking to the front aspect.

- 30% Shared Ownership
- £20,000 Premium
- Two Bedroom Detached
- MKBC Housing Association
- Ample Living Space
- Private Rear Garden
- Off-Road Parking

### LOCATION : BOLBECK PARK

Bolbeck Park is situated to the North East of Milton Keynes. Nearby features include the Grand Union Canal and Willen Lake. Schools close to the area include Willen Combined School and Stantonbury Campus Secondary School. The city centre is only a short drive away.

### THE PROPERTY :

#### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

15'1" x 10'0"

#### DINING ROOM

12'2" x 8'9"

#### KITCHEN

11'10" x 8'11"

#### UTILITY AREA

12'11" x 4'9"

### FIRST FLOOR :

#### BEDROOM ONE

11'5" x 8'7"

#### BEDROOM TWO

10'4" x 8'9"



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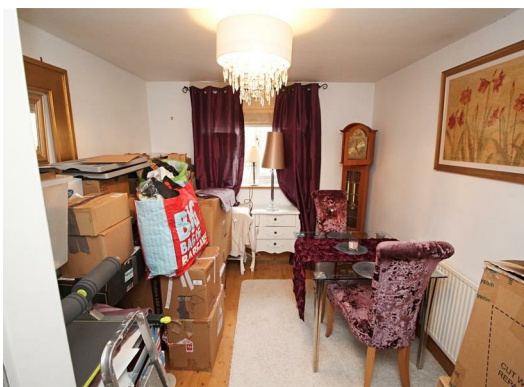
### FAMILY BATHROOM

7'3" x 6'3"

### TENURE

Leasehold. This property is a 30% shared ownership with the MKBC. The property is being sold with a £20,000 premium.

We have been advised that the monthly rent payable to MKBC is £265 PCM



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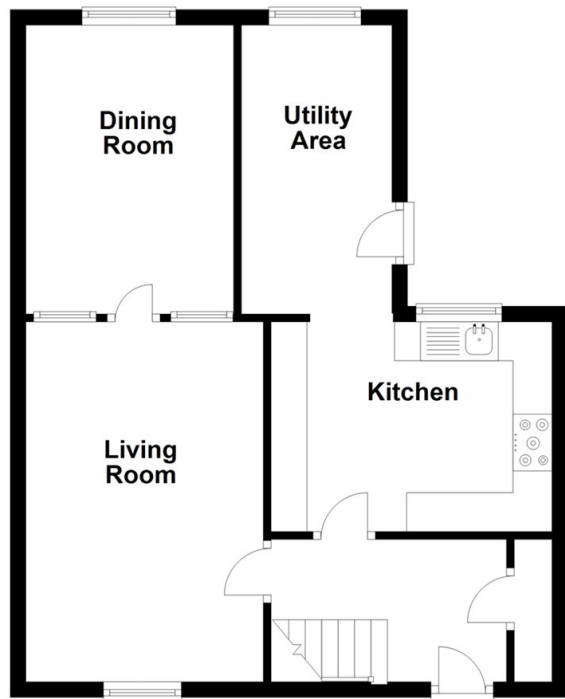


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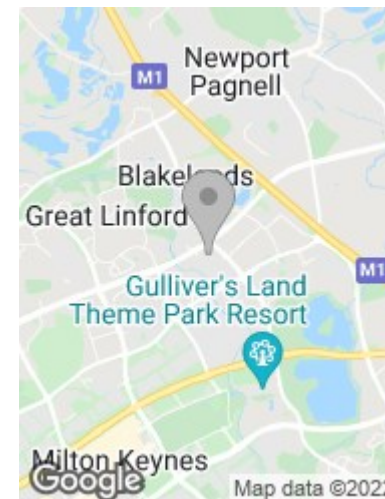
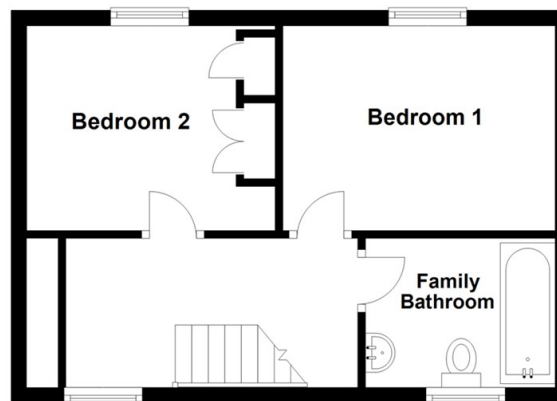
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**Ground Floor**  
Approx. 47.8 sq. metres (514.8 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)

**First Floor**  
Approx. 31.0 sq. metres (333.3 sq. feet)



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>		
(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

