



To arrange a viewing
please call 01908 675747

*** INVESTORS ONLY DUE TO TENANTS IN SITU *** Alan Francis is proud to present this a rare opportunity to own a SPACIOUS TWO BEDROOM APARTMENT in the POPULAR AREA of LOUGHTON with A SHARE IN THE FREEHOLD company. The property itself benefits from a OPEN-PLAN LIVING AREA, PLENTY OF STORAGE, BUILT IN WARDROBES and ALLOCATED PARKING.

ENQUIRE NOW SO NOT TO MISS OUT

In further detail this property comprises of a entrance hall, open plan kitchen/ living area, master bedroom, bedroom two and bathroom with a shower plus a utility boiler cupboard. To the front of the property is allocated parking for one car.

- HIGHLY-SOUGHT AFTER AREA
- SHARE IN THE FREEHOLD
- TWO DOUBLE BEDROOMS
- RE-DECORATED THROUGHOUT
- ALLOCATED PARKING
- CLOSE PROXIMITY TO CMK TRAIN STATION
- OPEN-PLAN LIVING AREA
- PEPPERCORN GROUND RENT
- LOW SERVICE CHARGE
- EPC - C

LOCATION: Loughton

Loughton is situated to the west of the city centre, within close proximity of Milton Keynes Central Railway Station. There are three schools in Loughton: Loughton Manor First School, Loughton Middle School and The Grove, an independent junior and nursery school. There is also a private day nursery. Older children are served by Denbigh School in neighbouring Shenley Church End. There are two pubs: The Talbot (an old coaching inn) and The Harvester - both with restaurants. There is also a Sports and Social Club with a sports ground, allotments in the NW corner of the grid square and an Equestrian Centre.

GROUND FLOOR

Entrance Hall

Kitchen/Living Area 17'10" x 15'6"

Utility 6'8" x 3'11"

Master Bedroom 12'4" x 11'3"

Bedroom 2 10'11" x 7'5"

Bathroom



To arrange a viewing
please call 01908 675747



TENURE: Leasehold

Years Left On Lease - 999 Years from 2005

Service Charge currently - £75 a month

Peppercorn Ground Rent

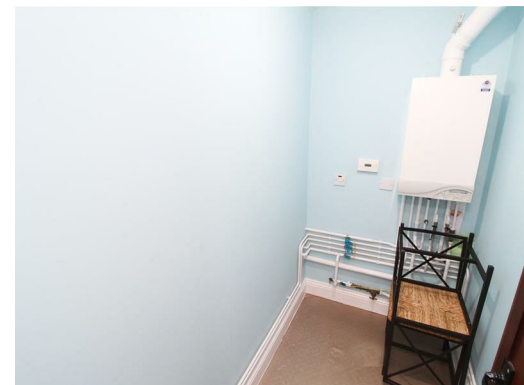
Management Company - Elliot House Management Company

Notice

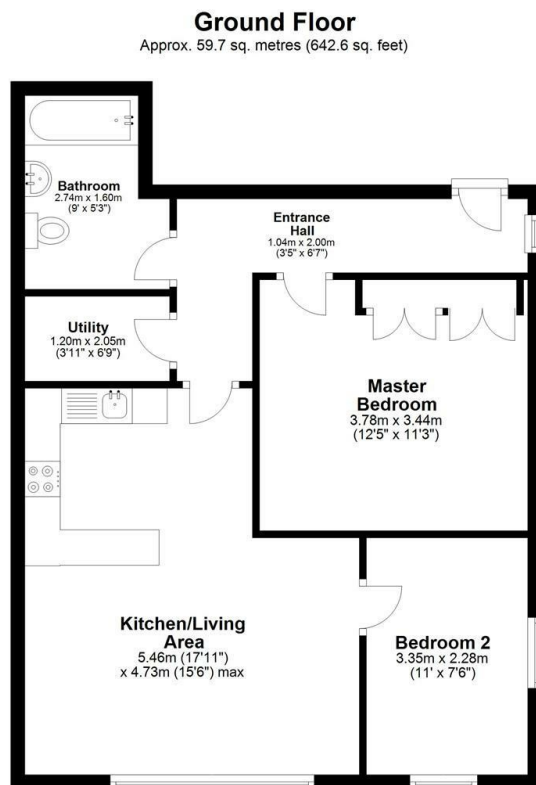
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check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



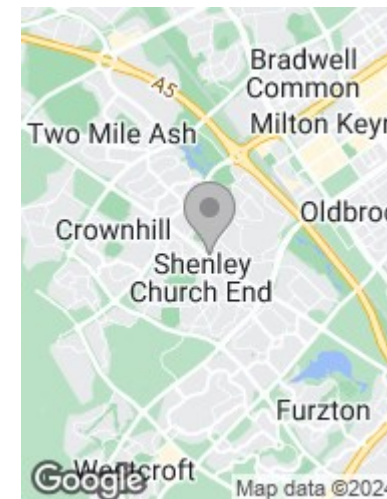
To arrange a viewing
please call 01908 675747



To arrange a viewing
please call 01908 675747



Total area: approx. 59.7 sq. metres (642.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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

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

