



To arrange a viewing  
please call 01908 675747

\*\*\*\*BEING SOLD WITH TENANT IN SITU\*\*\*\* With a PRIVATE REAR GARDEN & situated just a short distance from Milton Keynes RAILWAY STATION, this ground floor maisonette has ALLOCATED PARKING & represent an IDEAL INVESTMENT.

Within very close proximity of Central Milton Keynes shopping areas, business districts and railway station is this one bedroom ground floor maisonette. The property is sold with the benefit of no upper chain and represents an ideal investment opportunity. The property has the benefit of having recently had replacement windows fitted and there is off road parking to the front.

- One Bedroom
- Ground Floor Maisonette
- Close to Central MK
- Private Rear Garden
- Tenant in Situ
- Off Road Parking

#### LOCATION: BRADWELL COMMON

Bradwell Common is a residential area situated to the North of Central Milton Keynes. The area has a park, meeting place and local centre with a pub and is located within close proximity of Central Milton Keynes, where you will find the main shopping centre and Theatre district. Linford Wood is in the next grid square, ideal for walks and cycle rides. Schools close to the area include Summerfield County Combined and Stantonbury Campus Secondary School.

#### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE/DINER

12'5" x 10'4"

#### KITCHEN

6'7" x 5'7"

#### BEDROOM

11'3" x 9'2"

UPVC glazed window to rear aspect.

#### BATHROOM

#### OUTSIDE

#### FRONT

Pathway to front door.

#### OFF ROAD PARKING

Allocated off road parking space

#### PRIVATE REAR GARDEN

Enclosed private rear garden, side gate, mainly laid to lawn.

#### TENURE

Leasehold

#### LEASEHOLD CLAUSE

We have been advised that there are approximately 89 years remaining on the lease. We have also been advised that the monthly outgoings inclusive of ground rent, buildings insurance and service charge are £50.92. Should you proceed with a purchase you must get these details verified by your solicitor.

#### Notice

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all



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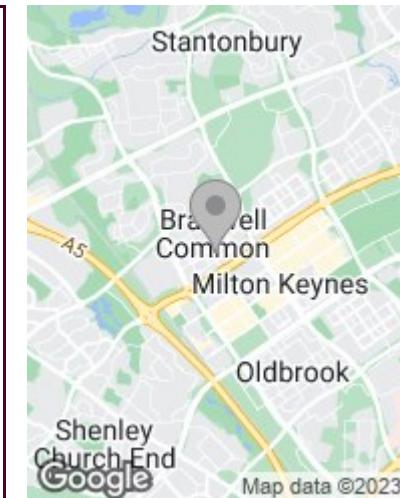
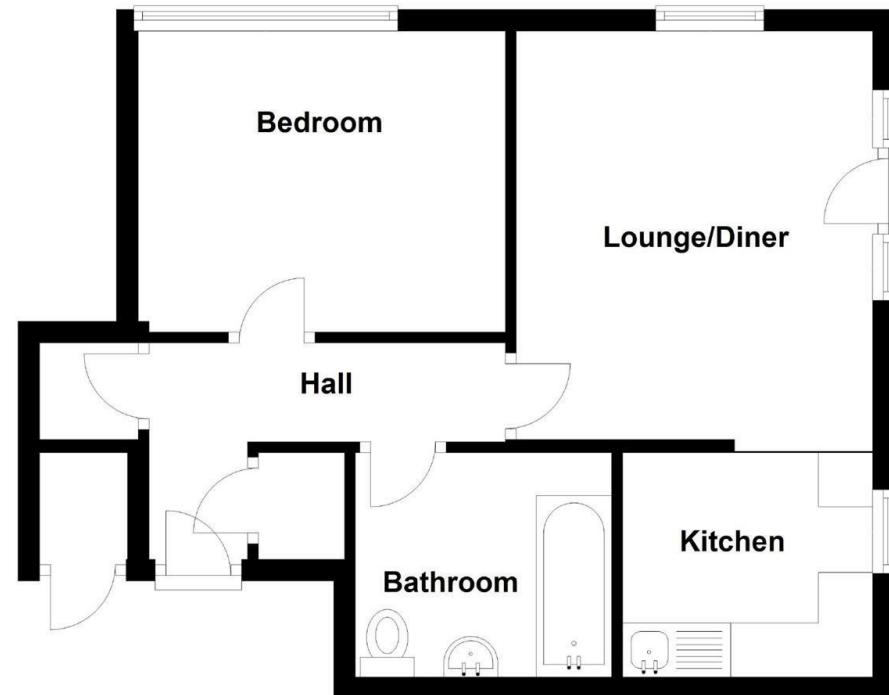


aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		62
(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

