

Calvie Croft, Milton Keynes, MK12 6JZ

CARTERS residential

24 Calvie Croft
Hodge Lea
Milton Keynes
MK12 6JZ

£200,000

A well-presented two-bedroom second-floor apartment offering fabulous views over playing fields, together with a garage and parking.

The property is accessed via lift or stairs and comprises a spacious living room, fully fitted kitchen, two double bedrooms and two bathrooms. Conveniently located just a short drive from Central Milton Keynes, the apartment is offered for sale with no upper chain.

- Two Good Sized Bedrooms
- Garage & Parking
- Fitted Kitchen
- Open Plan Kitchen/Lounge/Diner
- Great Views
- Balcony
- No Chain
- Modern Family Bathroom & Ensuite/WC
- Council Tax Band B

















Accommodation

The front door opens to the living room which has French doors opening to a balcony and views over the playing fields. Further window overlooking the playing fields and doors to all rooms.

The kitchen is fitted with a range of units to floor and wall levels with worktops and a sink unit. Integrated appliances include an electric oven, gas hob, extractor hood, fridge/freezer, slimline dishwasher, and washing machine. Attractive views from both windows over the playing fields.

Bedroom 1 is a large double bedroom with built in wardrobes and two windows to the front to include a box bay window. An original ensuite shower room has been changed to include a WC and wash basin, plumbing still remains to install a new shower if needed.

Bedroom 2 is a double bedroom located to the front with built in wardrobes and a window overlooking the car park.

The bathroom has a white suite comprising WC, wash basin and a double shower. Window to the side.

Communal Areas

The property has neatly kept communal hallways with a secure entry system. There is a lift to all floors as well as stairs and the apartment can be found on the second floor.

Garage & Parking

The property has a garage with up and over door and a parking space directly infront.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Leasehold
Length of Lease: 105 Years Remaining
Annual Ground Rent £200 Per Year. Ground Rent review period: Yearly
Annual Service Charge: £2482 Per Year, £1241 paid every 6 months. Service charge review period: Yearly
Local Authority: Milton Keynes Council
Council Tax Band: B

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

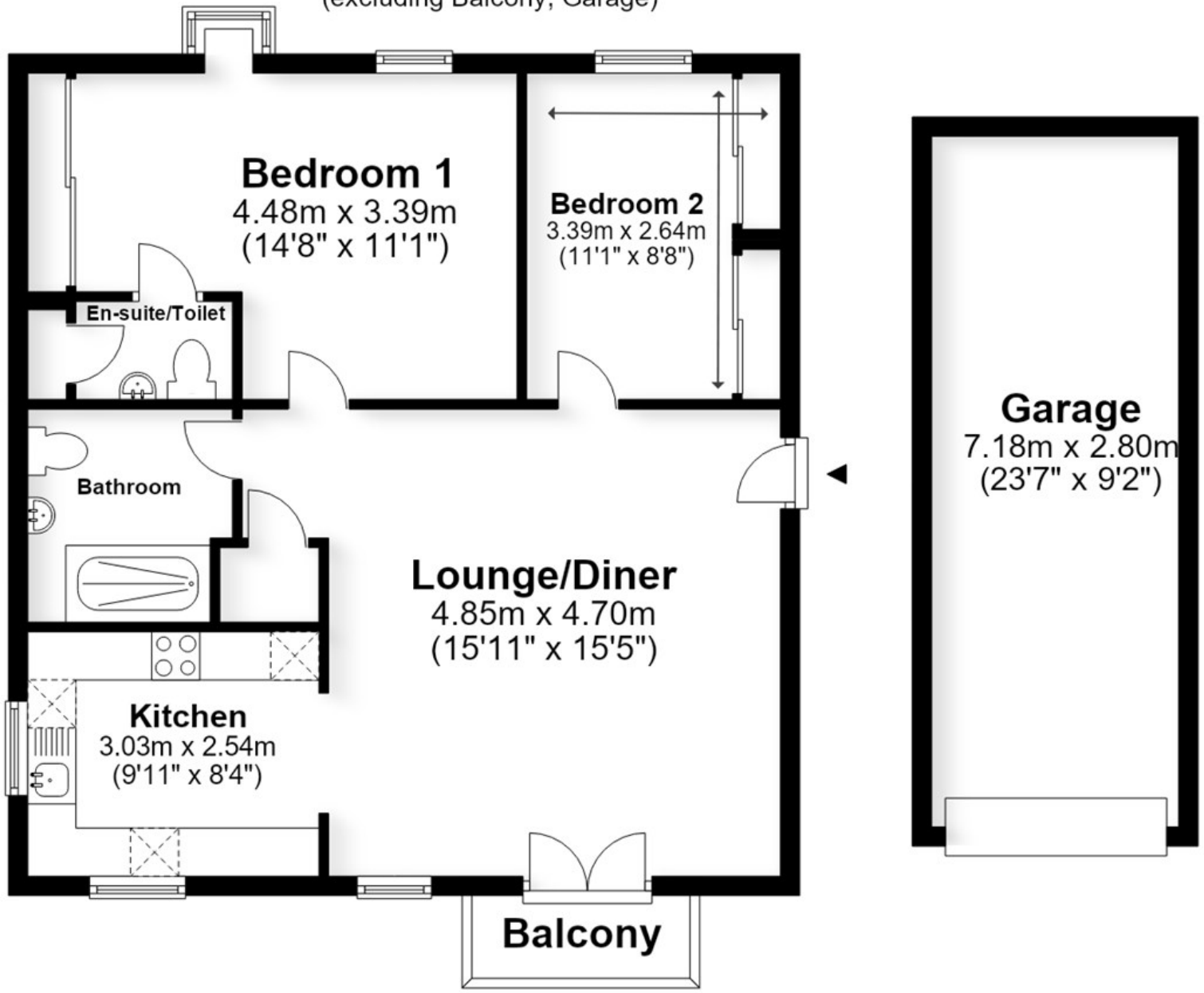
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

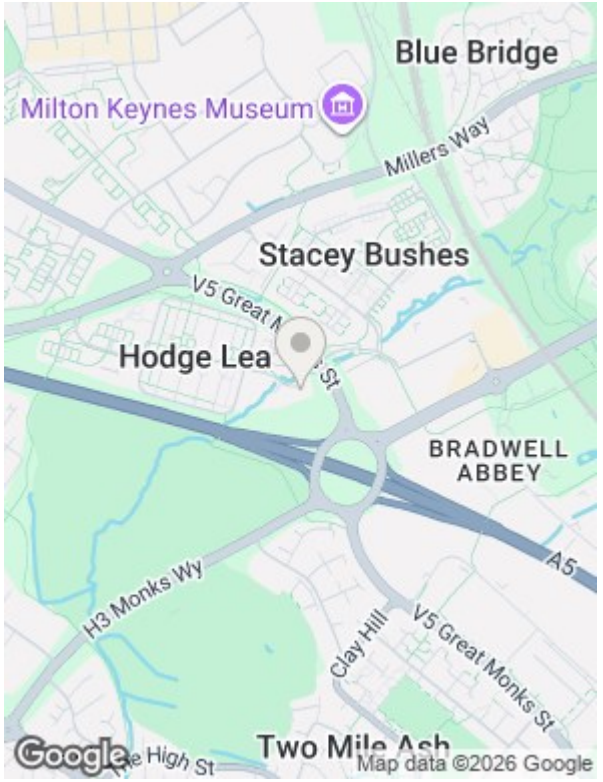
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

Third Floor

Approx. 63.9 sq. metres (687.4 sq. feet)
(excluding Balcony, Garage)



Total area: approx. 63.9 sq. metres (687.4 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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