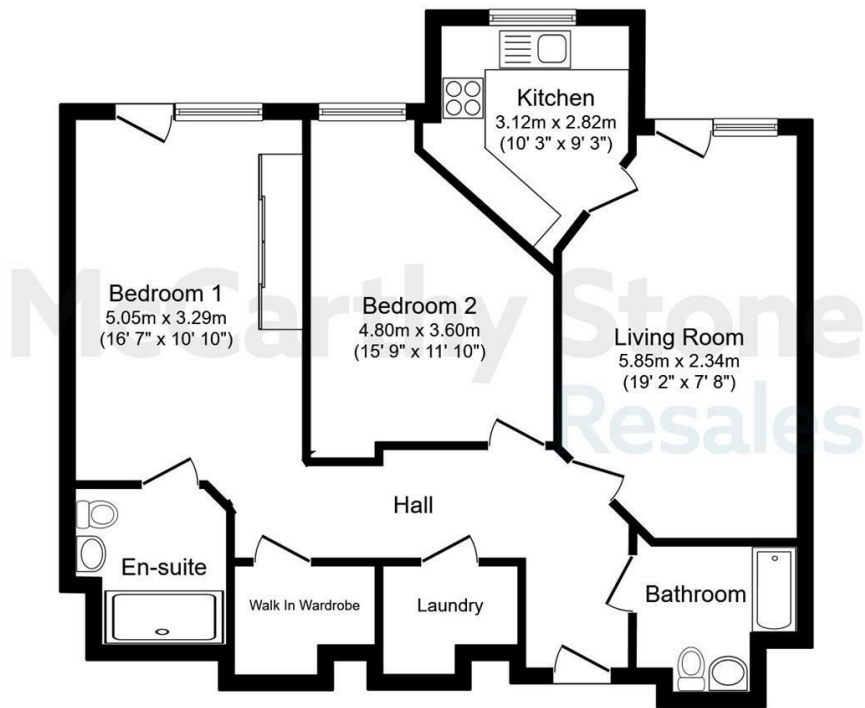


13 Jupiter House

Hindhead Knoll, Milton Keynes, MK7 7FH



Total floor area 74.6 sq.m. (803 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	

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Asking price £375,000 Leasehold

BEAUTIFULLY PRESENTED two bedroom retirement apartment situated on the ground floor with TWO PATIO AREAS. The apartment further boasts a MODERN KITCHEN with built in appliances, TWO DOUBLE BEDROOMS, the master has a WALK IN WARDROBE and an ENSUITE SHOWER ROOM. A separate shower room is accessed from the hall. ALLOCATED CAR PARKING SPACE.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

Hindhead Knoll, Walnut Tree, Milton Keynes

Jupiter House

The development itself boasts the small community feel of Walnut Tree. With 50 apartments (26 one-beds and 24 two-beds), residents have the opportunity to get to know your neighbours well, yet can always have the peace and quiet of your apartment should you need a little time to yourself. There are beautiful landscaped garden for all homeowners to enjoy, as well as a modern communal lounge where social events take place. The development further benefits from state-of-the-art security and safety features. In case of emergencies, there is a 24-hour call system in place, plus the House Manager who is available during office hours should you need anything. Each apartment boasts a camera entry system, meaning homeowners can enjoy added the peace of mind that comes from feeling safe and secure, whether at home or away.

Local Area

Living in Walnut Tree: Walnut Tree is a quiet residential area with a range of local amenities. Plus, just over a mile away is Caldecotte Lake. It is a beautiful place for a stroll and offers acres of stunning parkland, as well as this it is a great place for bird watching. You can even try your luck at water sports on the lake. You may also be interested to know that, during the lake's excavation, a huge dinosaur skeleton (an Ichthyosaur) was uncovered. Thought to be 150 million years old, you can now see the skeleton at Milton Keynes Central Library. Also, just over a mile from the development is the Nuffield Health Fitness & Wellbeing centre at Kents Hill Park. Here, as well as a gym, a swimming pool and squash and badminton courts, you can make the most of both personal training and beauty therapy services. The centre also runs a range of exercise classes for all levels. Just a few miles outside Milton Keynes is Bletchley Park. Visit restored code breaking huts, where Enigma messages were decrypted and learn about the impact they had on World War II. Through interactive exhibits, hear the stories of the men and women who worked here, and step inside the spaces that housed the magnificent Turing-Welchman Bombe machines. You can also see recreations of Alan Turing's office and the wartime garages in the Mansion, complete with WWII vehicles. All within a 20-minute drive of Milton Keynes are the manor houses of Woburn Abbey, Ascott House and Claydon House. At Woburn, marvel at one of the most important private art



collections in the world and stroll among its extensive gardens and fine antiques centre. Ascott House is home to some exceptional collections, including paintings, furniture and oriental porcelain. And, at Claydon House, enjoy the tranquil countryside setting and explore its lavish 18th century interiors. Walnut Tree is a peaceful residential area with many local amenities, including a Tesco Express 0.4 miles away. Just over 1 mile from the development is Nuffield Health Fitness & Wellbeing Centre. Here, you can find a gym, a swimming pool, squash and badminton courts and exercise classes for all levels. The Venue MK is also only 0.3 miles away. Here you can enjoy orchestras, concerts and performing arts.

Entrance Hallway

Front door with spy hole leads to the entrance hall. The 24-hour emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there are double doors opening into a utility cupboard, housing a washing machine. An additional store cupboard is accessed from the hall. Further doors lead to the living room, both bedrooms and shower room.

Living Room

Bright and airy living room benefitting from a double glazed door leading to a patio area and full height window to the side. There's ample room for a dining table and chairs. Telephone and TV points (with Sky/Sky+ capabilities) and plenty of raised height power sockets. Part glazed door leading to the separate kitchen.

Kitchen

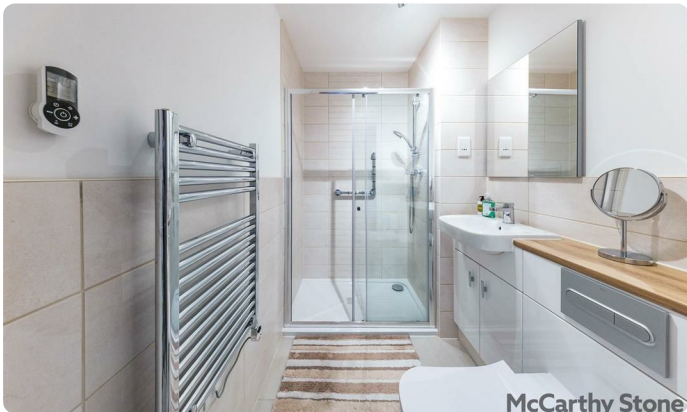
Modern fitted kitchen with a range of base and wall units with roll top work surface over. Single sink and drainer unit with mixer tap sits beneath a double glazed window with fitted blind. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. and slimline dishwasher. Tiled floor, ceiling light and under pelmet lighting.

Bedroom One

This spacious double bedroom benefits from a large walk-in wardrobe housing rails and shelving. Double glazed doors fitted blinds, leading to a patio area. Central ceiling light, TV and phone point. Door leads to an en-suite shower room.

En-Suite Shower Room

Fitted with a modern suite comprising; walk-in shower with



2 bed | £375,000

glass cubicle, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls

Bedroom Two

This second spacious double bedroom, which could alternatively be used as a separate dining room, study or hobby room. Double glazed windows with fitted blinds letting in plenty of light. Central ceiling light, TV and phone point.

Shower Room

Fitted with a modern suite comprising; shower cubicle, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls.

Lease Information

Lease: 999 Years from 1st Jan 2021.

Ground rent: £495 annual charge.

Ground rent review: 1st January 2036.

Service Charge

- Electricity, heating and lighting (communal areas)
- Water and sewage (communal areas and apartments)
- Maintenance of building and gardens
- Building insurance
- Development staff
- Future maintenance fund
- Emergency call system
- Income to guest suites and sundry income.

The annual service charge is £4,518.12 for the financial year ending 28/2/2026. The service charge does not include: Electricity, heating and lighting (apartments), contents insurance, council tax, phone, broadband, TV licence or TV service.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200)'.

Information and Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

