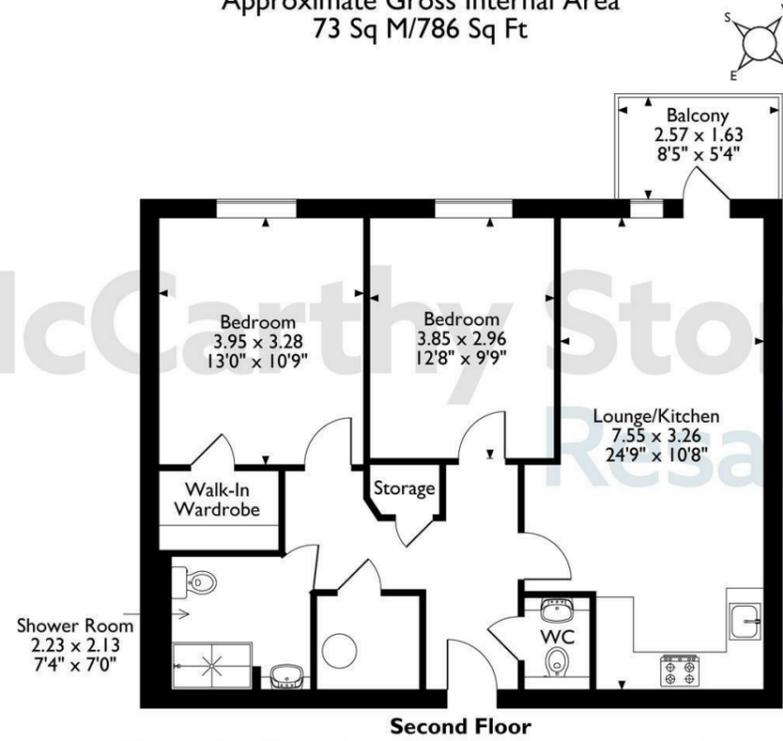


Bluebell House, Flat 38, 3, Barnsdale Drive, Milton Keynes  
Approximate Gross Internal Area  
73 Sq M/786 Sq Ft



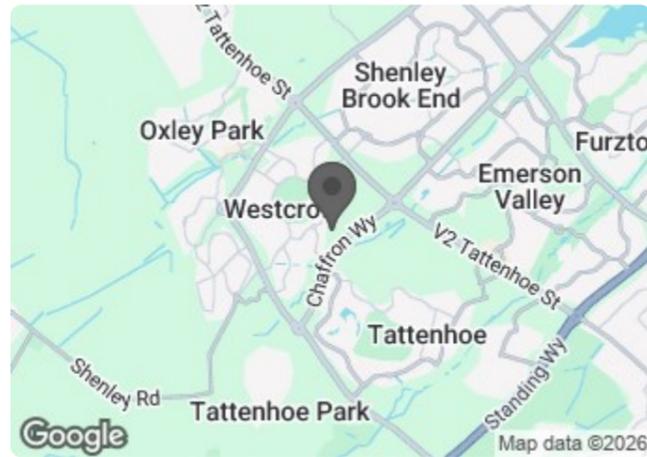
The position & size of doors, windows, appliances and other features are approximate only.  
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**38 Bluebell House**

Barnsdale Drive, Milton Keynes, MK4 4DU



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</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		



**Asking price £400,000 Leasehold**

BEAUTIFULLY PRESENTED second floor retirement apartment for the over 70's. The bright and spacious living room boasts a WALK OUT BALCONY with GARDEN VIEWS, a modern open plan kitchen with built in appliances. Principle bedroom with a WALK IN WARDROBE, second double bedroom and a CONTEMPORARY shower room and separate GUEST CLOAKROOM completes this wonderful apartment.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Bluebell House, Barnsdale Drive, Westcroft, Milton Keynes MK4 4DU

## Bluebell House

Bluebell House is a desirable retirement development exclusive for the over 70's, conveniently located a short walk from the centre of Westcroft, with plenty of amenities and beautiful parklands close by. The apartment benefits from our intelligent design, high specification, and quality contemporary flourishes. For peace of mind, Intelligent security features including a 24-hour emergency call system, fire detection and main door intercom. An Estate Manager and team on site 24/7 to support and additional care packages are available on request. A superb range of communal facilities including a luxurious communal lounge to meet with friends and neighbours, a Bistro restaurant serving freshly prepared meals daily and a pretty shared garden to relax and socialise in. Further facilities include a bicycle store, mobility scooter charging room, laundry and a wellness suite. If you have family or friends visiting from afar, there's a guest suite (subject to availability) and usually costs £25 a night plus a £5 service charge.

## Local Area

Bluebell House is conveniently located a short walk from the centre of Westcroft with easy access to plenty of amenities and beautiful parklands. Close by you'll find bustling Westcroft District Centre retail park, which offers cafes, restaurants, and shops, including a Morrisons for all your essentials. Howe Park Woods is just a stone's throw away, offering an idyllic place for scenic strolls and other outdoor activities. Westcroft, Milton Keynes itself is surrounded by beautiful green spaces with historic Bletchley Park just a few miles away and good road connections to Luton Airport. You can reach London by train in just over an hour. Westcroft is located in south-west Milton Keynes, close to the beautiful Howe Park Wood which has a café for coffees in the great outdoors. Milton Keynes itself offers a wide variety of cultural attractions, cinemas and theatres as well as restaurants and superb shopping. There is a bus stop close by providing a regular service to Milton Keynes shopping centre. Within a short drive you'll find yourself at Bletchley Park where you can enjoy the grounds and visit the museum to learn about the significant impact the site had during WWII.

For trips further afield, Bluebell House is within easy reach of

the M1 motorway. The direct trainline from Milton Keynes Central Station takes you into London in just over one hour. The 'dreaming spires' of Oxford and Luton Airport are also within easy reach.

## Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there are doors to a walk-in storage room and a further store cupboard. Main entrance intercom system and emergency pull intercom. Doors lead to the bedroom, living room, shower room and guest cloakroom.

## Living Room

Bright and airy, open plan living room and kitchen. The south east facing living room has a full height window and double glazed door to the side opening on to a walk out balcony overlooking the communal gardens. Ample room for a dining table and chairs. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, curtains, raised electric power sockets. Opening leading to the kitchen.

## Kitchen

Fully fitted kitchen area with wood effect floor flooring. range of base and wall units with a rolltop worktop. Sink with lever tap. Built-in oven and microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. -

## Bedroom Two

Double room which would also be perfect for use as a dining room/Study or hobby room. Range of power points, ceiling light, fitted carpets. Double glazed window with fitted blind and curtains.

## Bedroom

A good sized double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. A large double glazed window with fitted curtains and blind overlooking the gardens.

## Shower Room

A fully tiled shower room with shower cubicle, vanity unit wash hand basin, WC with concealed cistern, heated towel, emergency pull cord. Storage unit to be included.

# 2 bed | £400,000

## Guest Cloakroom

Located off the hall and perfect for guests, low level WC, vanity unit with wash basin and vanity unit.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £16,218.74 for financial year ending 28th Feb 2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease Information

999 years from 1st January 2023.

## Moving Made Easy & Additional 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.
  - 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

