



Flintergill Court, Heelands, MK13 7QS





20 Homeridings Flintergill Court  
Heelands  
Buckinghamshire  
MK13 7QS

**£99,995**

**A well presented one bedroom, first floor retirement apartment located in Heelands. The property is available for sale to the over 60's and has a social feel with communal areas including a residents lounge, laundry room and communal garden areas.**

Homeridings House was constructed by McCarthy & Stone (Developments) Ltd and comprises 37 properties arranged over 3 floors each served by an elevator. The accommodation comprises, entrance hall, lounge, kitchen, a double bedroom with fitted wardrobes and a shower room.

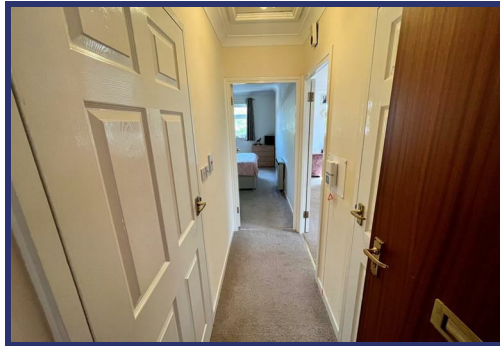
- ONE BEDROOM APARTMENT
- FIRST FLOOR
- LOUNGE
- KITCHEN
- RESIDENTS LOUNGE
- OVER 60'S RESIDENTS
- ELEVATOR
- COMMUNAL GARDENS
- COMMUNAL LAUNDRY ROOM
- NO ONWARD CHAIN







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view this property  
7 days a week



### Accommodation

The apartment is entered via a solid front door into the entrance hall with a cupboard housing the electric meter and fusebox. Doors lead to all rooms.

The lounge has a UPVC double glazed window to the rear aspect. Electric heater and an archway to the kitchen.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in stainless steel electric double oven with four ring electric hob and extractor hood over. UPVC double glazed window to rear aspect.

The double bedroom has a UPVC double glazed window to front aspect. Fitted wardrobes and electric heater.

The re-fitted shower room has a suite comprising low level w.c., wash hand basin and shower cubicle with an electric shower. Fully tiled. Wall mounted Dimplex heater.

### Facilities

Communal shared areas which include a residents lounge, laundry room and communal gardens.

### Lease & Service Charges

We have been advised that the lease was 125 years and commenced in 1987, therefore approximately 90 years are remaining. There are two annual service charges of approximately £1600 payable every 6 months (March & September) that total £3,200, we are awaiting confirmation of what this includes. There is also an annual ground rent of approximately £500.

### Disclaimer

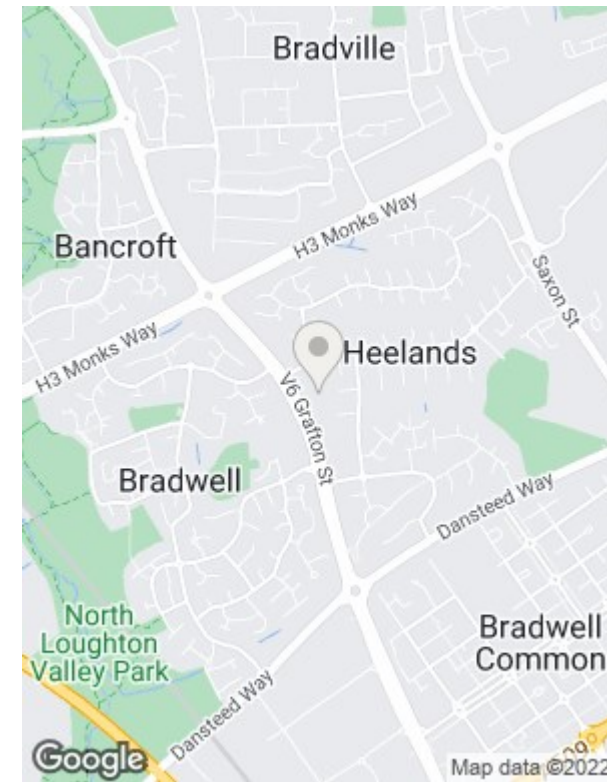
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to

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.

## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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