



Marconi Croft, Milton Keynes, MK5 7FR



10 Marconi Croft
Shenley Lodge
Milton Keynes
MK5 7FR

£280,000

**** 80% FIXED EQUITY ****

Carters are delighted to offer for sale this two bedroom retirement (over 55's) bungalow offered as an 80% share, situated within a quiet cul-de-sac location in Shenley Lodge.

The accommodation comprises, entrance hall, lounge/diner, kitchen, two bedrooms, and shower room. To the exterior, there are front and rear gardens, plus off road parking for one vehicle. Available for sale with no onward chain.

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- UPVC DOUBLE GLAZED
- GAS TO RADIATOR CENTRAL HEATING
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- NO ONWARD CHAIN





Accommodation

Entrance Hall

LVT flooring, radiator, airing cupboard housing the hot water tank, and a separate store cupboard. Doors to both bedrooms, bathroom, kitchen, and door to:

Lounge / diner

LVT flooring, radiator, double glazed window to rear and door opening onto the rear garden,

Kitchen

UPVC double glazed window facing the front. Roll top work surface, wall and base units, stainless steel sink with drainer. Integrated washing machine/dryer and dishwasher. LVT floor. Space for upright fridge/freezer. LVT flooring.

Built gas hob, electric oven with extractor fan over.

Bedroom One

UPVC double glazed window to the rear aspect, radiator.

Bedroom Two

UPVC double glazed window to the front aspect, radiator.

Shower Room

Walk in shower cubicle, pedestal wash hand basin, low level WC, heated towel rail. Tiled floor, and half tiled walls.

Front Garden

Mainly laid to gravel with a pathway to the front door. Block paved driveway parking.

Rear Garden

Mainly paved patio, seating area with artificial grass. Fully enclosed, shed to remain, gated side access.

Cost/ Charges/ Property Information

Tenure: Leasehold - 80% Fixed Equity is purchased. The remaining 20% is owned by

Places For People.

Length of Lease: 99 years from 25/03/2001 - Therefore 74 years remaining.

Service Charge: £84.25 per month (includes buildings insurance).

Local Authority: Milton Keynes City Council.
Council Tax Band: 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 undertake 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

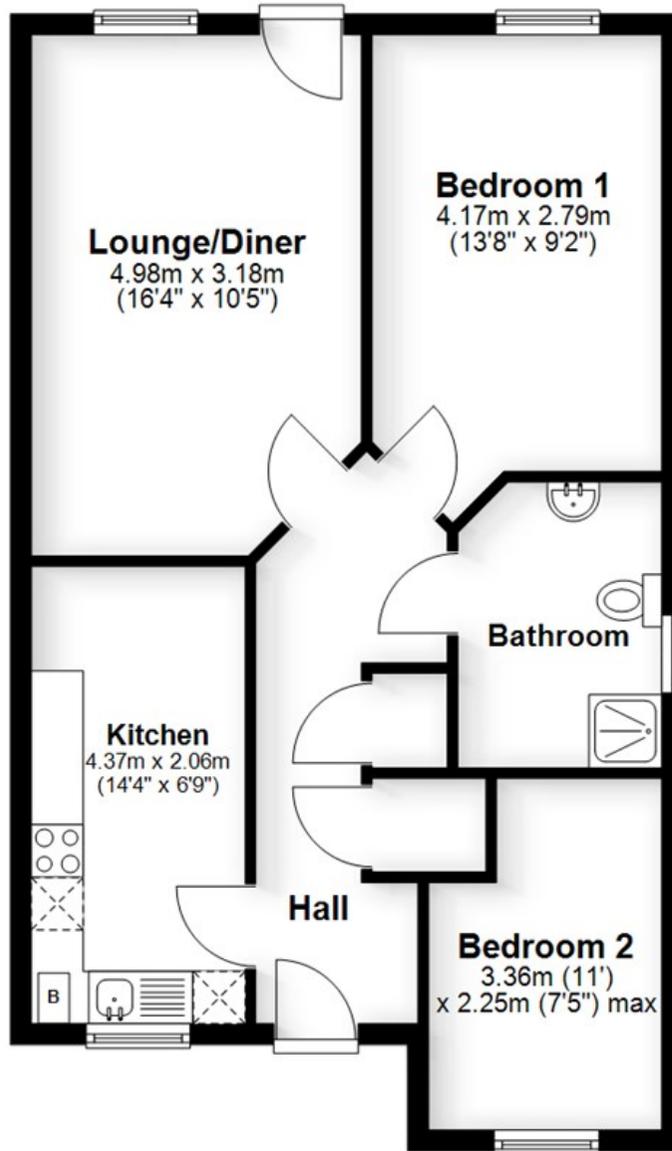
Disclaimer

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.



Ground Floor

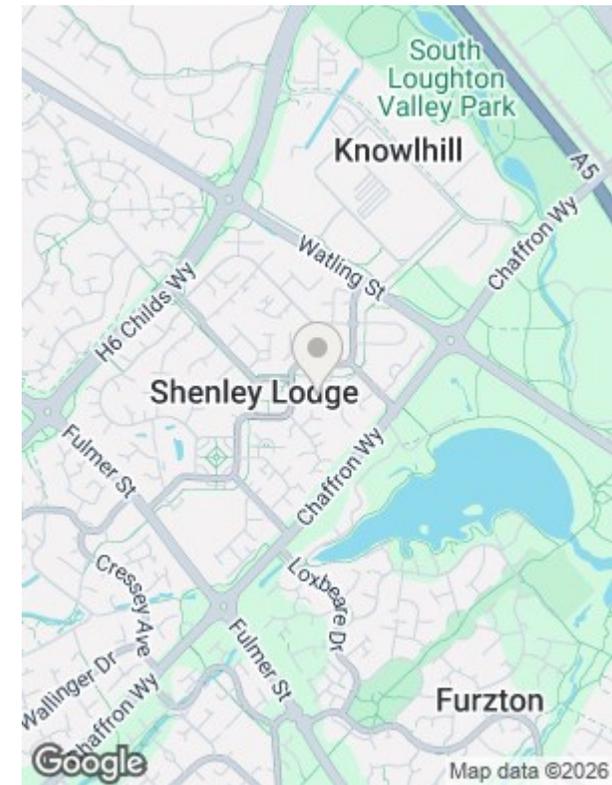
Approx. 59.7 sq. metres (642.1 sq. feet)



Total area: approx. 59.7 sq. metres (642.1 sq. feet)

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 shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	70
(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	

