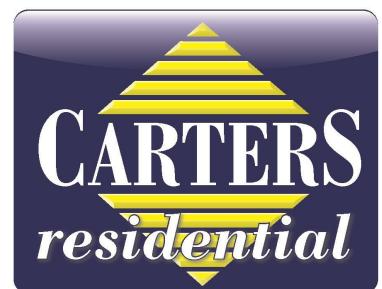




Jasper House, Milton Keynes, MK9 2FN



**Flat 22 Jasper House
9 Merrivale Mews
Milton Keynes
Buckinghamshire
MK9 2FN**

£195,000

A well presented one bedroom apartment in what many regard one of Milton Keynes most sought after apartment blocks, Vizion.

Set within a contemporary development set around a large and beautifully landscaped roof-top garden and is located in the heart of the city within walking distance of the mainline railway station, shopping centre and business district. Vizion has underground parking with lifts to the apartments and secure entry to the site with a 24 hour concierge service. It is located above Sainsburys making it a very convenient location. The apartment has a large balcony.

- STYLISH ONE BEDROOM APARTMENT
- DOUBLE BEDROOM WITH BALCONY
- LOUNGE/DINING WITH BALCONY
- WALKING DISTANCE TO RAILWAY STATION
- SECURE UNDERGROUND PARKING
- CONCIERGE SERVICE
- LIFT ACCESS
- LANDSCAPED GARDENS





Accommodation -

The entrance hall has an airing cupboard housing the central heating boiler and doors leading to all rooms.

There is a large open-plan living/dining room with full length windows and a door overlooking the balcony with views beyond and a doorway to the kitchen area.

The kitchen area has a range of units with a black high gloss finish with integrated appliances to include an oven, electric hob, extractor hood, dishwasher, washer/dryer and fridge/freezer.

The double bedroom has a full length glazed door opening onto the balcony.

The bathroom has a white suite comprising low level w.c., wash hand basin and bath.

Balcony

The property has a large balcony exceeding 30 feet in length with far reaching views.

Heating

The property has electric heating to water filled radiators.

Windows

The property has Belfac composite windows with aluminium sashes and pine interior finish.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 150 years from 2007 - Approximately 132 years remaining.

Annual Ground Rent £250 PA .

Annual Service Charge: £250.00 PCM

Local Authority: Milton Keynes 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

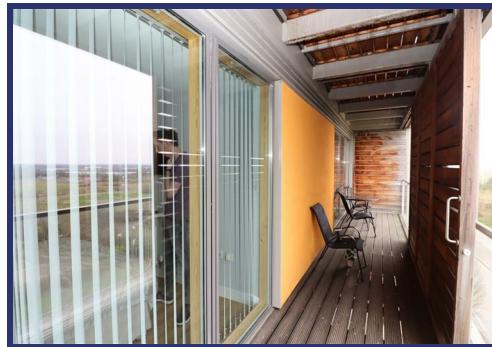
to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

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

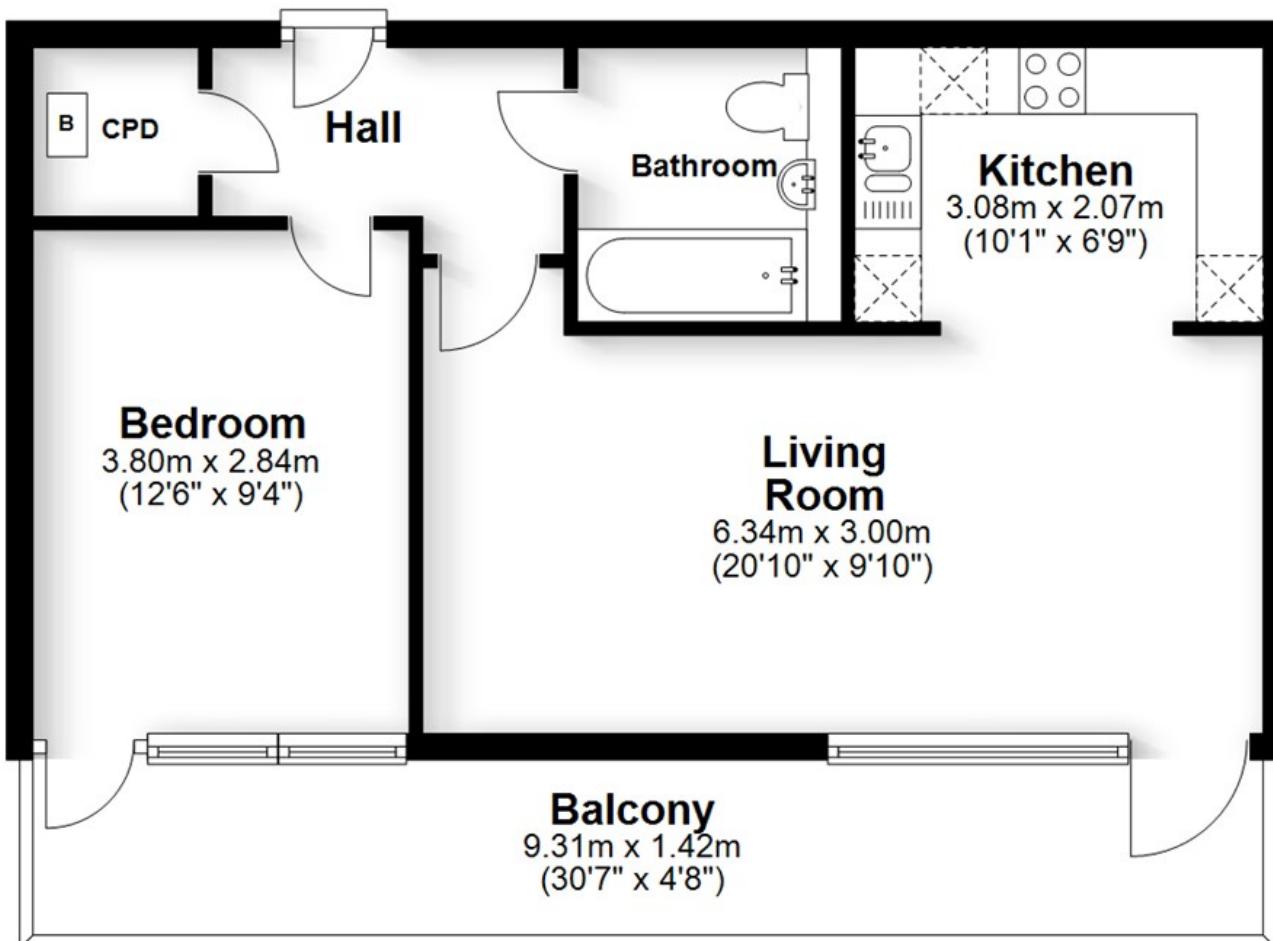
Disclaimer

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.



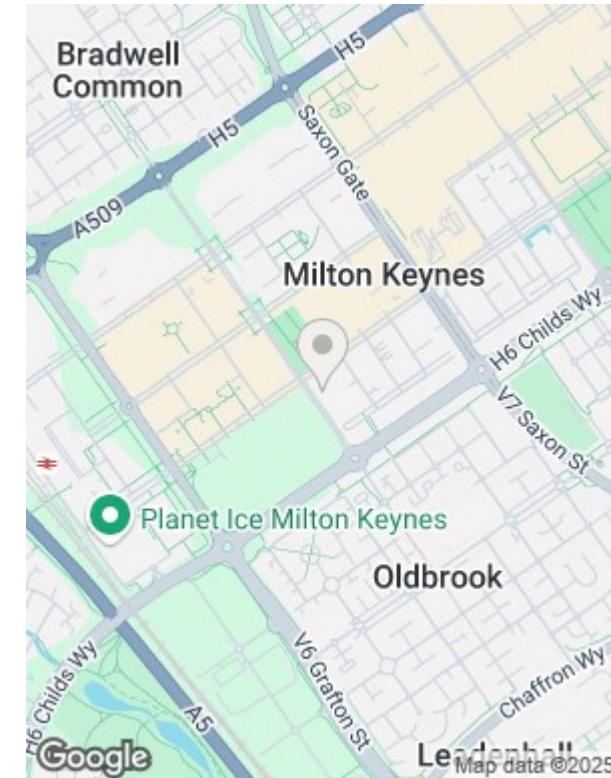
Apartment

Approx. 50.0 sq. metres (538.2 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

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

