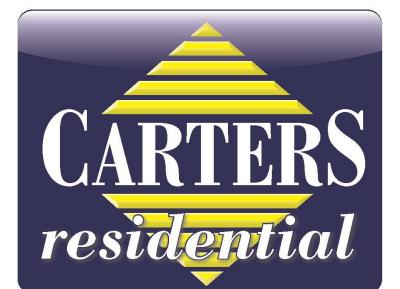




Cicero Crescent, Milton Keynes, MK11 4BJ



Flat 1, 85 Cicero Crescent  
Fairfields  
Milton Keynes  
MK11 4BJ

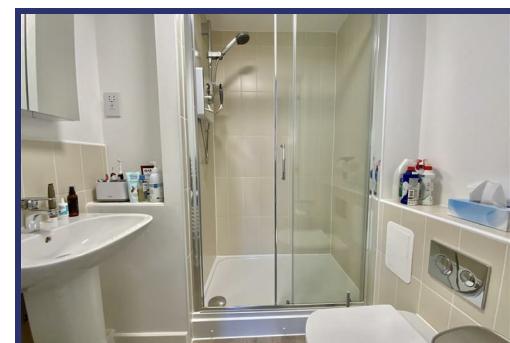
**£250,000**

**A well presented 2 bedroom ground floor apartment on this popular development, within walking distance of the local grocery store and some lovely country sidewalks.**

The property has accommodation on a single level, on the ground floor, comprising a spacious entrance hall, large open plan lounge/ dining/ kitchen area – the kitchen with integrated appliances, two double bedrooms, one with an en-suite shower plus a separate bathroom.

Outside the property has a parking space, bike store and bin store.

- Ground Floor Apartment
- 2 Double Bedrooms
- 2 Bath/ Shower Rooms
- Open Plan Living Space
- Fitted Kitchen with Appliances
- Parking Space





## Ground Floor Accommodation

The front door opens to a spacious entrance hall which has plenty of space for coats, boots etc, and an entry phone system for remote entry to the building. Window to the side, cloak cupboard covered and a utility cupboard with plumbing and space for a washing machine and shelving above.

The property has a large open plan living space, the living room/dining room with plenty of space for furniture, dining table etc, with a bay window to the front. It is open plan to the kitchen which has an extensive range of units to floor and wall levels with worktops and a sink unit. A range of integrated appliances include a gas hob, extractor hood, electric oven, fridge/freezer and dishwasher. Window to the rear.

Bedroom 1 is a double bedroom with a window to the front, recess ideal for wardrobes, and an en-suite shower room with a modern white suite comprising WC, wash basin and double sized shower cubicle. Part tiled walls.

Bedroom 2 is a double bedroom located to the front.

The bathroom has a suite comprising WC with concealed cistern, wash basin and a bath with shower over. Tiled walls and a window to the rear.

## Parking & Communal Areas

Parking space for car marked "P 42" plus visitor spaces.

Communal facilities include a covered bin store and a brick built bike shed.

## Heating

The property has gas to radiator central heating.

## Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 999 years from 1st January 2017.

Ground rent £256 annually

Service charge £1383 annual for year January to December 2025 (Reviewed Anually)

Local Authority: Milton Keynes Council

Council Tax Band: B

## Note for Purchasers

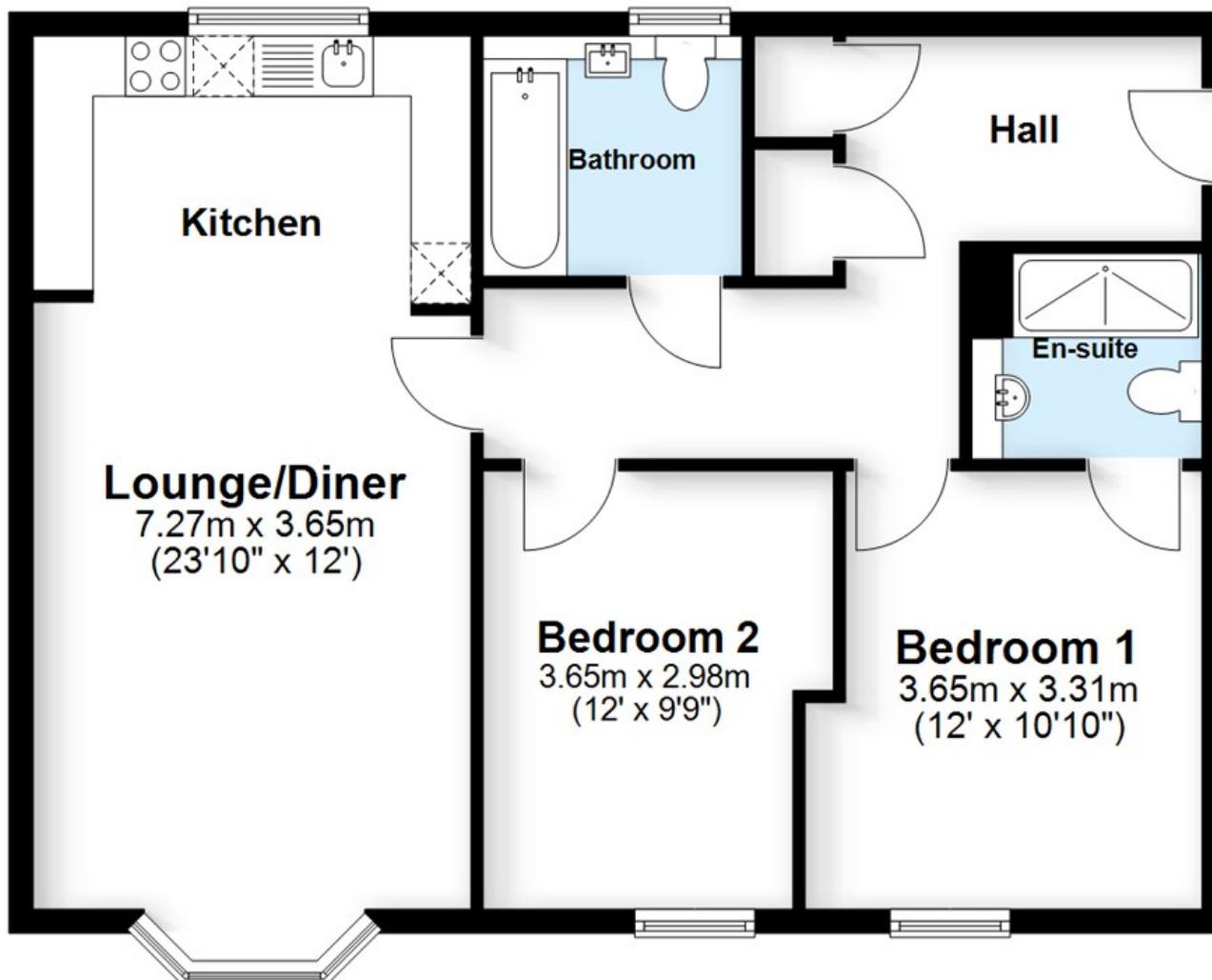
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, 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.

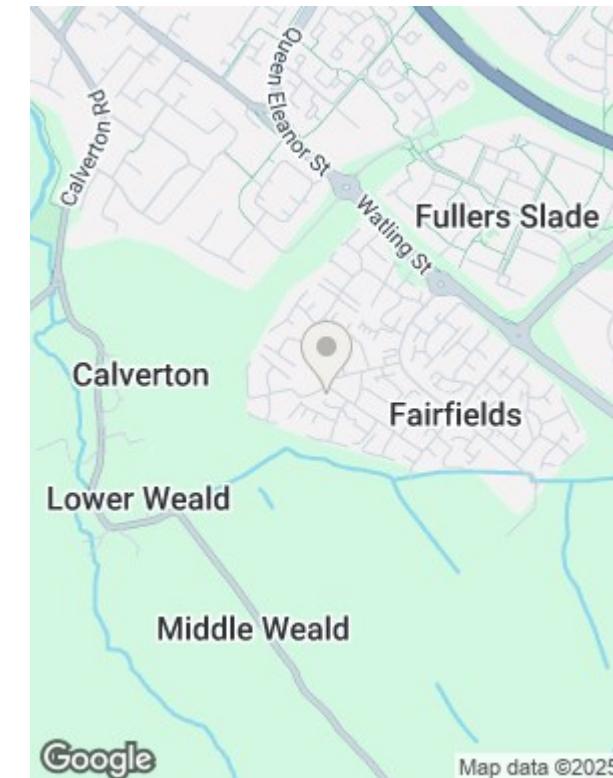


## Ground Floor



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 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	83	83
(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			

