



Santa Cruz Avenue, Milton Keynes, MK35HE



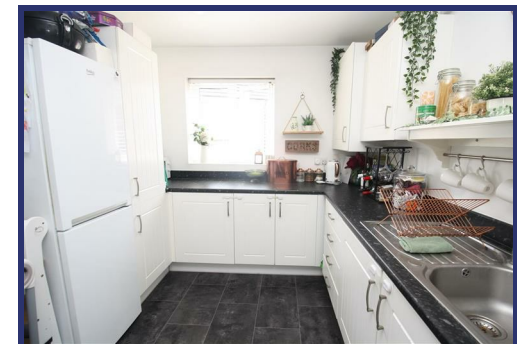
Flat 2
57 Santa Cruz Avenue
Newton Leys
Milton Keynes
Buckinghamshire
MK35HE

£195,000

A WELL MAINTAINED TWO BEDROOM GROUND FLOOR APARTMENT. It is located in the desirable semi-rural development of Newton Leys, just a short distance from Willow Lake, as well as all the amenities on offer including shops, takeaways, Costa Coffee, Primary School and community centre. Bletchley & Leighton Buzzard train stations are just a short drive away with a direct link into London Euston, and the A5 and Leighton Buzzard bypass offer strong road links for commuting too.

The accommodation in brief comprises an entrance hall, OPEN PLAN LOUNGE/DINING & KITCHEN WITH BUILT IN OVEN & HOB, two bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating and CARPORT. The property would make an IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT. Internal viewing is recommended. EPC rating B.

- Semi-Rural Location
- Walking Distance To Willow Lake
- Two Bedroom Ground Floor Apartment
- Well Maintained
- Gas To Radiator Central Heating
- Double Glazed
- Open Plan Living
- Kitchen With Built-In Oven & Hob
- Internal Viewing Recommended
- EPC Rating B





Entrance Hall

Communal entrance with stairs rising to all floors. Apartment entered via hardware door. Doors to rooms. Wall mounted security telephone intercom system. Radiator. Two built-in storage cupboards. Telephone point.

Open Plan Lounge/Diner/Kitchen

Lounge/Dining Area-Dual aspect with UPVC double glazed windows to front and side aspects. Two radiators. TV and telephone points. Walk-through to kitchen.

Kitchen-UPVC double glazed window to side aspect. Fitted kitchen comprising range of wall and base units with rolltop work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Built-in oven and gas hob with extractor hood over. Cupboard housing wall mounted boiler. Plumbing for washing machine. Space for fridge/freezer. Splashback. Ceiling mounted extractor fan.

Bedroom One

UPVC double glazed window to front aspect. Radiator.

Bedroom Two

UPVC double glazed window to front aspect. Radiator.

Family Bathroom

A white three-piece suite comprising a panel bath with shower over, pedestal mounted wash hand basin and a low-level WC. Radiator. Tiled to splashback area. Ceiling mounted extractor fan. Spotlights.

Exterior

There is a carport situated to the rear of the property offering off-road parking.

Lease & Charges

Length of Lease: 125 Years from 2017, as advised by vendors.
Service Charge £1980 Per Year
Ground Rent £351 Per Year

Property Information

Tenure: Leasehold
Local Authority: Milton Keynes Council
Council Tax Band: B

Note To 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.

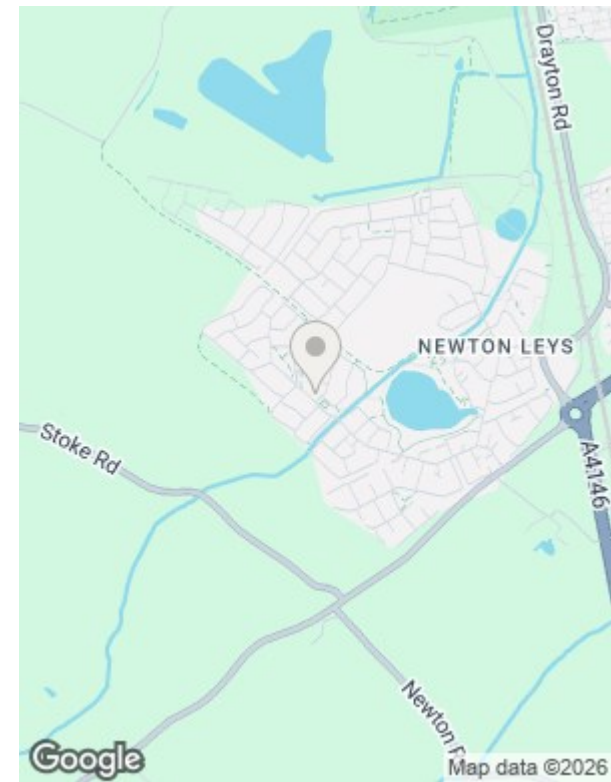


Ground Floor

Approx. 56.1 sq. metres (604.0 sq. feet)




Total area: approx. 56.1 sq. metres (604.0 sq. feet)




Viewing Arrangements


By appointment only via Carters.

We are open 7 days a week for your convenience

 01908 646699

 bletchley@carters.co.uk

 carters.co.uk

 194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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	

