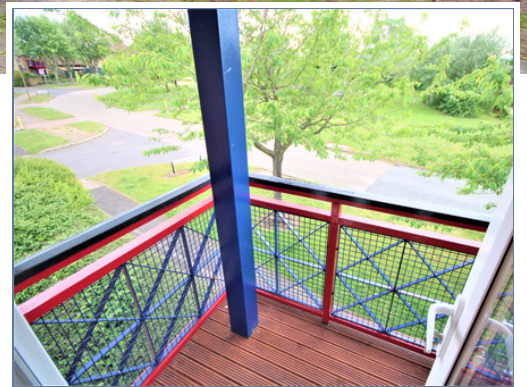




7 Pomander Crescent, Walnut Tree, Milton Keynes, Buckinghamshire, MK7 7NJ

£95,000 Leasehold

- Studio Apartment
- Great Incentives Available
- Lovely Area
- Cash Buyers Only
- Balcony
- Allocated Parking
- Local Parks & Green Spaces
- Can rent out for £700 pcm
- GREAT INVESTMENT OPPORTUNITY
- EPC Rating





Lovely studio apartment with access to parking for one, great investment opportunity.

WILL RENT OUT FOR £700 PCM ONLY £56 SERVICE CHARGE A MONTH

CASH BUYERS ONLY

The living area is of good size and has French doors opening to a large private balcony that overlooks the green. The kitchen has space for freestanding appliances and lots of shelving. Finally, the bathroom consists of a bath with an overhead shower, a pedestal basin and a low-level w/c.

Highly sought after Walnut Tree location, close to Kingston shopping centre with choice of shops and restaurants. This property also benefits from a number of local parks and green areas close by, ideal for family's or dog walkers. The property is within walking distance from good Ofsted rated primary and secondary schools.

LEASE INFORMATION:

67 YEARS LEFT ON LEASE

£56.86 MONTHLY SERVICE CHARGE

Entrance Hall

Electric storage heater. Door to airing cupboard. Doors to:

Bathroom

Three piece suite comprising bath with shower over, w.c. and wash basin. Window to side aspect.

Open Plan Kitchen/Living/Bedroom Area

18' 2" x 14' 8" (5.54m x 4.47m)

Lounge/Bedroom Area

Door to cupboard. TV point. Phone point. Electric storage heater Window to side aspect. Doors to balcony to side aspect. Access via a ladder to loft space which is partly boarded and insulated.

Kitchen Area

Fitted to comprise single bowl sink unit and a further range of units to base and eye level. Space for electric cooker, washing machine and fridge. Window to front aspect.

At 3rd September 2009: There is a monthly rental charge of £98.41 which includes service charge and buildings insurance.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.