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**Flat 6 28, Fullers Ground, Eagles Rest,  
Milton Keynes, Buckinghamshire, MK17  
7BD**

**£240,000 Leasehold**

- Two double bedrooms
- Separate kitchen
- Walking distance to shops
- Outstanding school catchment
- Balcony over looking green
- One allocated car parking space
- Chain Free
- 62 square metres
- Large top floor apartment



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Located in a block of just six apartments, this modern two double bedroom apartment is set on the top floor of the block.

This apartment has a separate Kitchen with has a gas hob, electric oven and integrated washing machine, dishwasher and fridge/freezer.

The living room separate from Kitchen offers a cosy living space with plenty of room for both a corner sofa and dining table.

The master bedroom is a comfortable space with ample built-in wardrobe space. A key attraction is the unexpected benefit of a private walk-out balcony. The second bedroom is also a double with further built-in wardrobe space.

Both bedrooms are served by the family bathroom with has an overhead shower and heated towel rail. Parking is provided by an allocated space but there is also ample communal parking available.

Eagle Farm is a housing estate on the south-eastern outskirts of Milton Keynes in Buckinghamshire, within the Wavendon civil parish. The area has great school catchment and facilities for families.

The closest retail centre is the Kingston District Centre, approximately 1.5 miles (2.4 km) to the northwest and has easy access to the M1

The ground rent is £230 yearly

The service charge is £41.66 a month

62 square metres

## 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.

