



9 Whittle Court,
Knowlhill, Milton Keynes, MK5 8FT

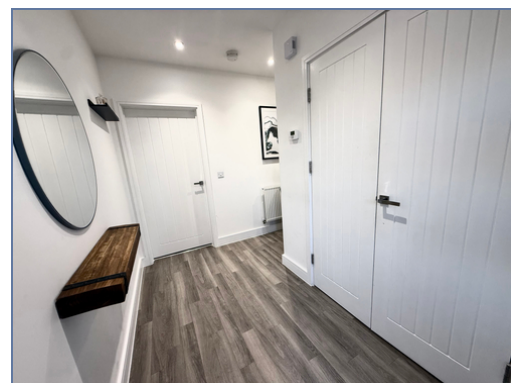
Tel: 01908 231 551 
mail@elevationstateagents.com



**Flat 1, 106 Warren Way, Glebe Farm, Milton
Keynes, Buckinghamshire, MK17 8WD**

£210,000 Leasehold

- Beautifully presented and ready to move into
- Allocated parking and well-maintained communal areas
- Open-plan kitchen, dining, and lounge area designed for contemporary living
- Private and peaceful ground-floor position, ideal for easy access
- Close to shops, cafés, schools, and local parks
- Integrated kitchen appliances including oven, hob, extractor, and fridge/freezer
- EPC Rating B



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Modern 1-Bedroom Ground Floor Apartment – Waddon Way, Glebe Farm, Milton Keynes - Ideal for First-Time Buyers or Investors This beautifully presented one-bedroom ground floor apartment offers stylish, low-maintenance living in the sought-after Glebe Farm development. Available for a 40% shared ownership opportunity with L&Q, this home is perfect for first-time buyers looking to take their first step onto the property ladder, or for investors seeking a well-located modern apartment. A bright and welcoming entrance hallway leads into this well-designed home, providing access to all rooms. The spacious double bedroom offers a calm and comfortable retreat, complete with soft carpeting for a warm and homely feel. The contemporary three-piece bathroom is finished to a high standard, featuring modern tiling, a heated towel rail, and sleek fittings. At the heart of the home sits the open-plan kitchen, dining, and living area — an inviting space that’s perfect for entertaining or relaxing. The kitchen includes a range of integrated appliances and ample storage, while the generous living area benefits from plenty of natural light and offers flexible space for dining or working from home. The apartment is finished with attractive wooden flooring throughout the main living areas, adding a stylish and practical touch. Glebe Farm is one of Milton Keynes’ most desirable and fast-growing neighbourhoods, offering a great balance of community living and modern convenience. The area features newly built homes, landscaped green spaces, and excellent local amenities including shops, cafés, and schools. Situated just a short drive from Milton Keynes city centre, residents can enjoy a fantastic range of shopping, dining, and leisure options — from Midsummer Place and The Hub to the Xscape leisure complex and Theatre District. For commuters, transport links are exceptional. Woburn Sands Station is approximately five minutes by car, providing services to Bedford and Bletchley, while Milton Keynes Central Station offers direct trains to London Euston in just over 30 minutes. The M1 (Junction 13) is also easily accessible, offering straightforward routes both north and south. Whether you’re stepping onto the property ladder or seeking a sound investment, this apartment on Waddon Way offers modern living in a well-connected, highly desirable location.

Monthly service charge - £ 190.49

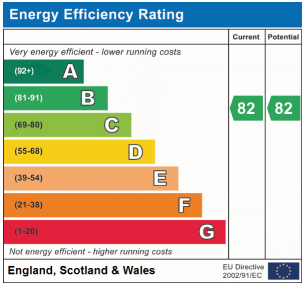
Annual ground rent - £ 100 per annum

Council Tax Band: A

250 year lease commenced February 2021 - 245 years remaining

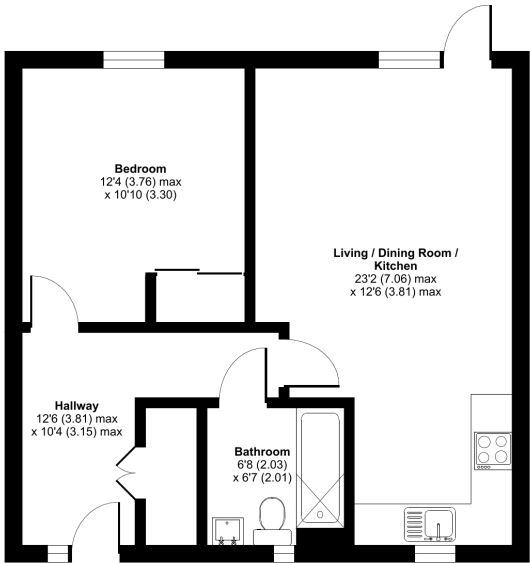
Disclaimer

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.



Warren Way, MK17

Approximate Area = 552 sq ft / 51.3 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for L&Q Group. REF: 1082983