

£200,000 Leasehold

Cornwall Grove, Bletchley, Milton Keynes, Buckinghamshire MK3 7HU



- Ground Floor
- Predominantly South Facing
- Stylish, Naturally-Lit Bathroom
- Communal Garden
- Approx. 563 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen/Reception Room
- Double Glazing and Gas Central Heating
- Parking Space

GENERAL DESCRIPTION

This ground-floor flat is predominantly south facing and has a reception room with glazed door that opens onto a small area of lawn bounded by shrubs and hedgerow. The semi-open-plan kitchen is naturally lit and quite spacious. There is a good-sized main bedroom plus a smaller second bedroom, an attractive bathroom and a hallway storage/utility cupboard. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The development has an additional area of communal lawn/garden to the rear and a car park which includes a space allocated to this flat. Alternatively, Bletchley Railway Station can be reached on foot, via bus or by brief cycle ride. Ofsted list two primaries and a secondary within a quarter-mile radius of Cornwall Grove, all three rated 'Good', plus there are several other well-thought-of schools in the surrounding area.

Tenure: Leasehold (125 years from 23/03/2008).

Service Charge: £118.53 per month (subject to annual review).

Ground Rent: £250.00 for the year.

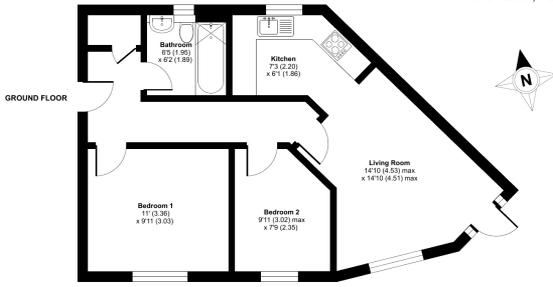
Council Tax: Band B, Milton Keynes City Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

Cornwall Grove, Bletchley, Milton Keynes, MK3

Approximate Area = 563 sq ft / 52.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richiecum 2020. Produced for Urban Moves. REF: 1309422

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Bedroom 1
11' 0" x 9' 11" (3.36m x 3.03m)

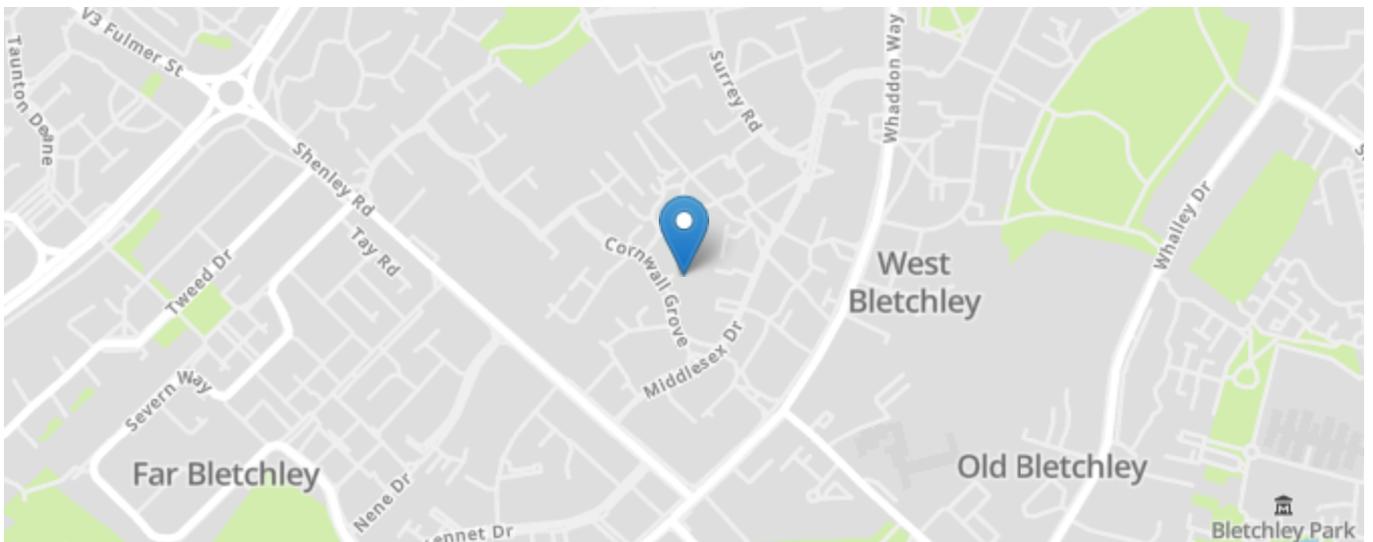
Bathroom
6' 5" max. x 6' 2" max. (1.95m x 1.89m)

Bedroom 2
9' 11" max. x 7' 9" max. (3.02m x 2.36m)

Living Room
14' 10" max. x 14' 10" max. (4.52m x 4.52m)

Kitchen
7' 3" x 6' 1" (2.20m x 1.86m)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.