







**Shared Ownership £60,000 for a 30% share,  
plus a £5,000 premium**

Available on the popular shared ownership scheme and located on the sought after housing development of Shenley Lodge is this one bedroom Duplex Maisonette. Split over two levels the accommodation offers a kitchen/diner on the ground floor and a lounge, bathroom and bedroom on the first floor. The property has an 88 year lease remaining with a monthly rent of £246.

# Property Description

## ENTRANCE

Door to entrance hall.

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Radiator, stairs to first floor, door to kitchen/dining room.

## KITCHEN/DINING ROOM

UPVC double glazed window to front aspect. Base and eye level units with roll edge work surface, single drainer sink unit with mixer tap, splash back tiling, space for cooker, plumbing for washing machine, extractor, radiator.

## LANDING

Airing cupboard, doors to lounge, bedroom and bathroom.

## LOUNGE

Four UPVC double glazed windows to rear aspect, Four UPVC double glazed windows to side aspect. Radiator, television point.

## BEDROOM

Two UPVC double glazed windows to front aspect. Radiator.

## BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c. with push button flush, complementary tiling, extractor, radiator, wood effect laminate flooring.

## OUTSIDE

## PARKING

Parking for one car.

GROUND FLOOR  
149 sq.ft. (13.8 sq.m.) approx.

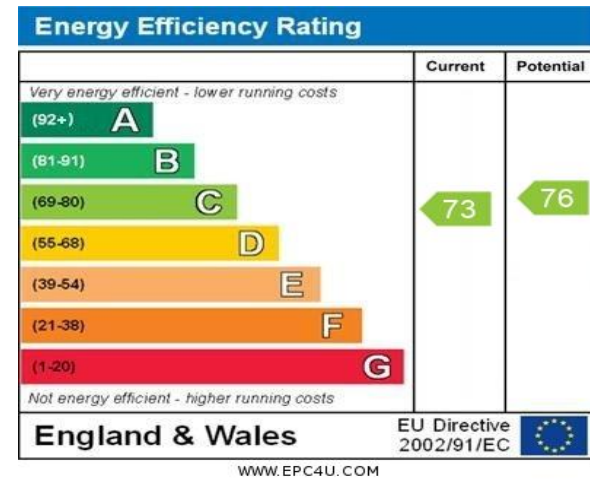
1ST FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA - 435 sq.ft. (40.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



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