





**£180,000**

\*\*\*IDEAL INVESTMENT OPPORTUNITY or GREAT FOR FIRST TIME BUYERS\*\*\* Offered to the market with no upper chain and an extended lease, is this two double bedroom first floor maisonette, which is situated in Stantonbury to the north of Milton Keynes. The accommodation comprises of an entrance hall, large lounge/diner, kitchen and bathroom. The property also benefits from a single garage in a block and is in close proximity to Stantonbury Leisure Centre and a local supermarket. The area also boasts nearby parkland, lakes, the Grand Union Canal and the Railway Walk.

# Property Description

## ENTRANCE

Wooden front door to:

## ENTRANCE HALL

Stairs rising to first floor, storage cupboard, radiator.

## LOUNGE/DINER

UPVC double glazed window to the front, door to kitchen, radiator, television point, telephone point.

## KITCHEN

UPVC double glazed window to the rear, fitted with a range of base and eye level units with rolled edge work surface over, splashback, stainless steel sink unit with mixer tap over, integrated electric oven, four-ring electric hob with extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for dishwasher, vinyl flooring, wall-mounted boiler.

## LANDING

Doors to all bedrooms and bathroom, airing cupboard, access to loft space.

## BEDROOM ONE

UPVC double glazed window to the front, radiator, storage cupboard.

## BEDROOM TWO

UPVC double glazed window to the rear, radiator.

## BATHROOM

Obscure double glazed UPVC window to the rear, low level WC with push button flush, pedestal wash hand basin, panelled bath with mixer tap and wall-mounted shower over, partly tiled walls, heated towel rail, vinyl flooring.

## OUTSIDE

## GARAGE

Single garage in a block.

## FRONT GARDEN

Communal front garden.

GROUND FLOOR  
49 sq ft. (4.5 sq.m.) approx.

FIRST FLOOR  
576 sq ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq ft. (58.1 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.  
Made with Metropix 62023

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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP  
01908 393 553 | [miltonkeynes@maea.co.uk](mailto:miltonkeynes@maea.co.uk)

