

## 2 Bed Maisonette In Willow Wren Great Linford, Milton Keynes, MK14 5AQ

£140,000





## SHORT DESCRIPTION

Property Ref: 14771 THE PROPERTY IS OFFERED ON A POPULAR SHARED OWNERSHIP SCHEME AT 50% AT THIS PURCHASE PRICE OR 100% TO OWN THE WHOLE PROPERTY. IF YOU WISH TO PURCHASE THE WHOLE PROPERTY I.E. 100% RATHER THAN 50% SHARED OWNERSHIP THE PURCHASE PRICE IS: £280000. VERY WELL PRESENTED AND STYLISH TWO DOUBLE BEDROOM MAISONETTE WITH FANTASTIC OPEN PLAN LIVING FEATURING VAULTED CEILING AND EN-SUITE TO MASTER SITUATED IN A CUL-DE-SAC AT THE END OF A QUIET LANE. This property offers the benefit of countryside walks on your doorstep but still within easy reach of the amenities offered by Milton Keynes. The accommodation comprises an entrance hall with stairs rising to the first floor. The superb open plan living gives a sense of even more space through a vaulted ceiling and offers a refitted kitchen with built-in appliances, marble worktop with bespoke "tear drop" shaped breakfast bar end. Through the inner lobby leading to the spacious master bedroom with refitted en-suite, bedroom two with a Sharp fitted wardrobe, and a stylish bathroom with charcoal slate tiles throughout. The property further benefits from wooden flooring throughout most of the maisonette, both bathrooms fitted with designer countertop wash hand basins and waterfall taps. Externally, there is allocated off-road parking with visitor parking bays and a communal garden. Location: Great Linford - situated to the North East of Milton Keynes on the banks of the Grand Union Canal. The old village was carefully preserved, areas of public open space were left around it, and the existing country lanes became bridleways and footpaths. Great Linford Manor Park and Water Gardens are a two-minute walk away. The innovative Arts Centre is a five-minute walk away, where you can try out a variety of crafts such as pottery and jewelry design. Three pubs/ restaurants are five to ten minutes walk away. One of which is the idyllic traditional thatched roof 'Nag's Head'. Milton Keynes Train Station serves London Euston in approximately 35 minutes and is within a 10-minute drive. \* Note: Please check the Guinness Partnership website to see if you are eligible.\* Property ownership information Property Type: Maisonette Full selling price: £280000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £140000.00 Monthly rent based on 50% share: £423.38 Remaining lease (In Years): 104 Yearly Ground Rent Cost: £5080.56 Yearly Management Cost: £876.00 Council tax band: B EPC rating: E Measurement: Bedrooms, Bathrooms and Living room Outside Space: Communal Garden Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain-Free Possession of the property: Occupied

2

Bed Room(s)

2

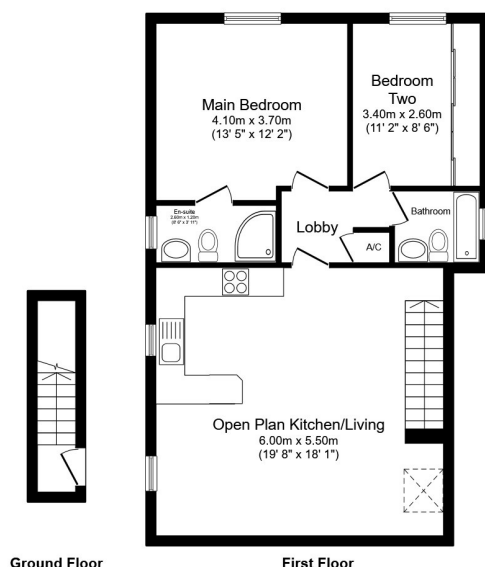
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 71.2 sq.m. (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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