



Bramble Avenue, Milton Keynes, MK14 7AN



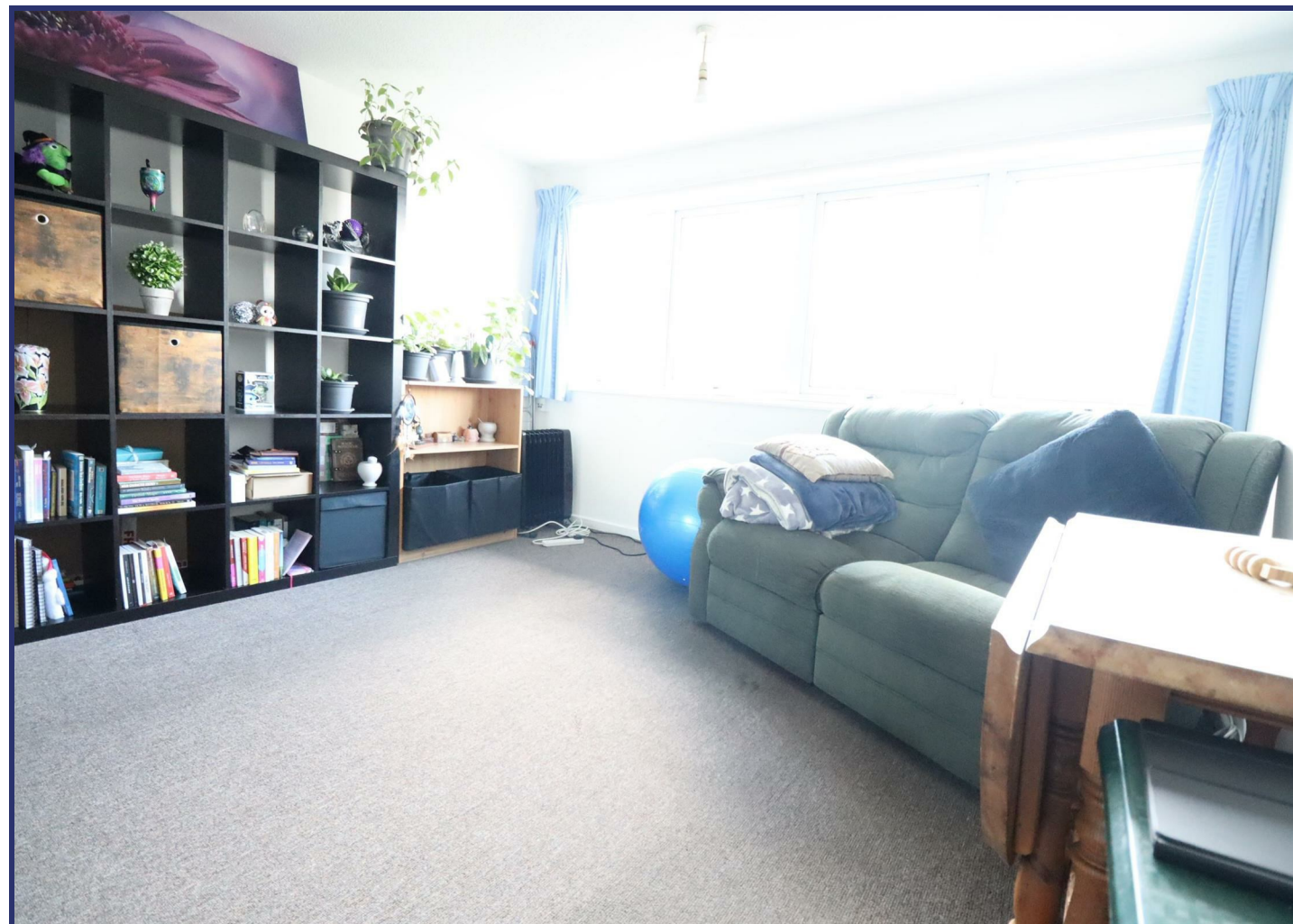
30A Bramble Avenue  
Conniburrow  
Milton Keynes  
MK14 7AN

£120,000

Carters are delighted to bring to the market this one bedroom apartment that is centrally located in Conniburrow, this property is available for sale with the tenant in situ.

The accommodation comprises of communal entrance hall with entry via secure intercom system to the second floor landing, entrance hall, lounge, kitchen, double bedroom and a bathroom.

- ONE BEDROOM APARTMENT
- TOP FLOOR
- LOUNGE
- KITCHEN
- UPVC DOUBLE GLAZED
- INVESTMENT OPPORTUNITY WITH A TENANT IN SITU





### Accommodation

Communal entrance hall, internal staircase leading to the second floor - entrance via intercom system.

#### Entrance Hall

Two built-in cupboard, wall mounted heater, intercom system. doors to bedroom, bathroom and door to:

#### Lounge

Double glazed window to the front aspect, wall mounted heater.

#### Kitchen

Double glazed window to the rear, fitted kitchen, base & eye base units, worksurfaces, stainless steel sink drainer, part tiled, free-standing electric cooker and extractor fan. Plumbing for washing machine..

#### Bedroom

Double glazed window to the front, built-in wardrobe and a wall mounted heater.

#### Bathroom

Bath with electric shower over, part tiled, w/c, wash hand basin, extractor fan and a wall mounted heater.

### Cost/ Charges/ Property Information

Tenure: Leasehold.

Length of Lease: 125 Years from 1984 - 83 years remaining.

Annual Ground Rent £0.00

Annual Service Charge: £1,159.11

Local Authority: Milton Keynes City Council.

Council Tax Band: Band A.

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18

(£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

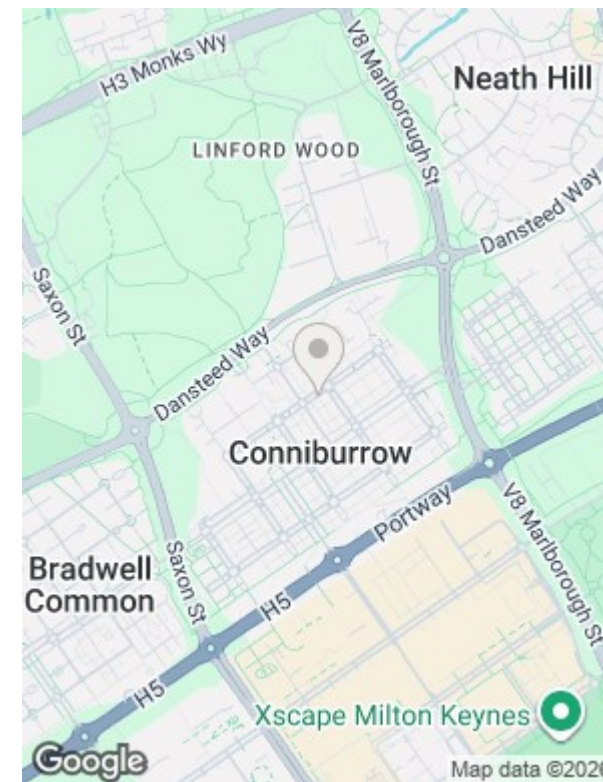
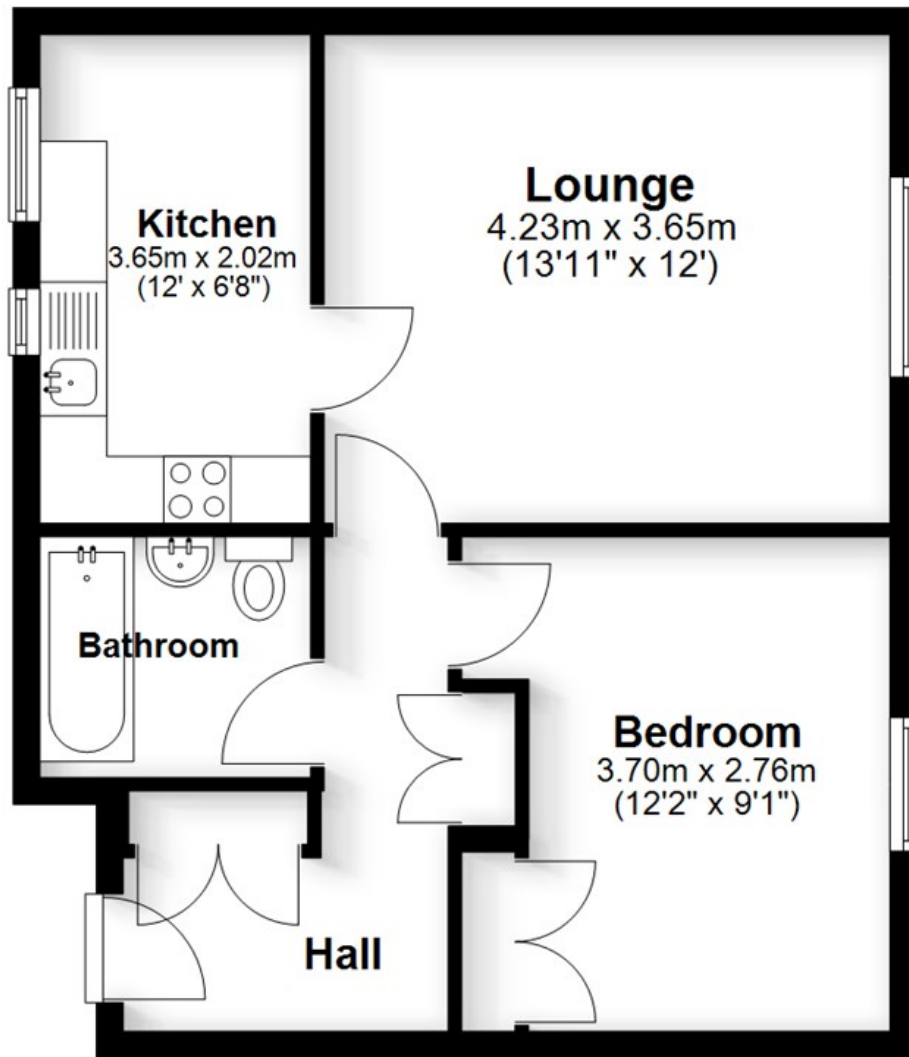
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



# Ground Floor



## Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

