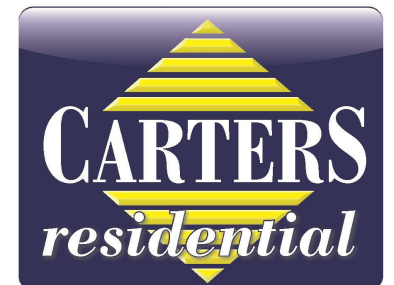




Knowles Green, Milton Keynes, MK2 2RL



**20 Knowles Green
Bletchley
Milton Keynes
MK2 2RL**

£190,000

Carters are delighted to offer to the market this **RARELY AVAILABLE AND WELL MAINTAINED TWO BEDROOM BUNGALOW** FOR THE OVER 55's, in the heart of Bletchley. It is offered on a **70% SHARED EQUITY SCHEME** with Places For People Housing Association and as such there is **NO RENT PAYABLE**. This exclusive development's location means it is only a short walk to a good variety of shops, restaurants, cafes, doctors and leisure centre as well as being a short distance to Bletchley Train Station.

The accommodation in brief comprises entrance hall with a multiple storage cupboards, L-shaped lounge/diner, **REFITTED KITCHEN** with built in oven and hob, two bedrooms and a shower room. The Benefits include UPVC double glazing, gas to radiator central heating and a small manageable garden to the rear. In addition there are communal gardens and plenty of shared parking for the development. The property is offered with **NO UPPER CHAIN** and internal viewing is highly recommended. EPC rating C

- Two Bedroom Bungalow
- 70% Shared Equity Scheme With Place For People
- Heart of Central Bletchley
- Over 55's Only
- Gas To Radiator Central Heating
- Refitted Kitchen With Built In Oven & Hob
- Shower Room
- No Rent To Pay
- No Upper Chain
- EPC Rating C





Entrance Hall

Entered via a UPVC door with patterned double glazed pane and patterned UPVC double glazed side panel. Doors to all rooms. A triple and two double built-in storage cupboards. Radiator. Telephone and Open Reach points. Access to loft.

Lounge/Diner

L-shaped room. UPVC double glazed window to the side aspect. UPVC door with a double glazed panel and UPVC double glazed side panels onto the rear aspect. Fireplace with inset coal effect electric fire. Two radiators. Open-plan to the kitchen.

Kitchen

UPVC double glazed window to front aspect. Refitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. One and a half bowl stainless steel sink with drainer and mixer tap over. Built in oven and halogen hob. Space for fridge/freezer and washing machine. Cupboard housing wall mounted boiler. Tiled to splash back areas.

Bedroom One

Dual aspect room with UPVC double glazed windows to rear and rear aspect. Radiator. Telephone point.

Bedroom Two

UPVC double glazed window to the side aspect. Radiator.

Shower Room

Patterned UPVC double glazed window to front aspect. White three piece suite comprising of a fully tiled shower cubicle, wash hand basin and a low level w.c., Chrome heated towel rail. Tiled walls to half height. Shaver point.

Exterior

Front- Small storm covered porch with seating and bin storage. Utility meters.

Rear-Small courtyard which is mainly paved with planted borders. Timber shed to remain. Enclosed by timber fencing and a wrought iron gate leading to communal gardens.

Communal Areas

There are communal gardens and ample shared parking available.

Lease & Service Charges

The shared equity is with Places For People Housing Association. The lease length is 99 years from 1988 leaving 61 years remaining. The Monthly charges are

£92.61 and this includes service charges, maintenance reserve and insurance charge and building insurance.

Please note that Place For Peoples Have A Sell-On Charge when the property is sold for the Sinking Fund. The Sinking Fund will be calculated at 1% of the purchase price (70% of the market value) per year of ownership capped at a maximum of 8 year. This will only be charged when you sell the property in the future and is normally collected on completion via solicitors.

Property Information

Tenure: Leasehold

Local Authority: Milton Keynes Council.

Council Tax Band: Band B

Note To 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 undertake 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.

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. Some items may be available subject to negotiation with the Vendor.



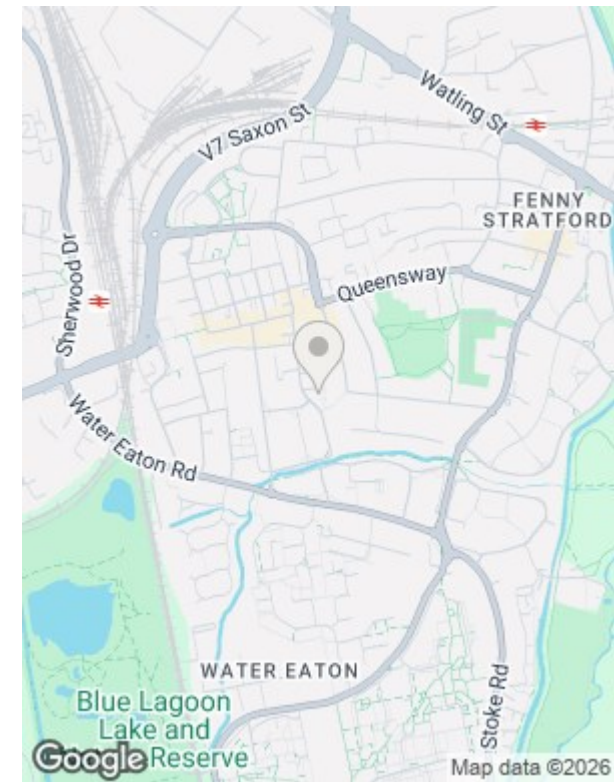


Ground Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



Total area: approx. 54.4 sq. metres (585.2 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST



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

