

## £103,250 Shared Ownership

Burton Way, Oxley Park, Milton Keynes, Buckinghamshire MK4 4LZ



- Guideline Minimum Deposit £10,325
- First Floor (with Private Ground Floor Entrance)
- Dual Aspect Kitchen/Reception Room
- Garage plus Parking Space
- Guide Min Income Dual £33k | Single £39.3k
- Approx. 891 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Short Drive from City Centre

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £295,000). This spacious property forms the upper (first floor) level of a modern, detached building. Access is via a private, ground-floor entrance. There is a large, dual-aspect reception room with open-plan kitchen featuring sleek, white units and integrated appliances. The bedrooms are both comfortable doubles and the bathroom has a skylight and attractive wall tiles. Demanding insulation standards, high performance glazing, gas central heating and roof-mounted solar panels all contribute towards an excellent energy-efficiency rating. A garage plus driveway provide parking space for two cars, there are supermarkets within easy reach and the railway station and other amenities of Milton Keynes city centre are also just a short drive away.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/02/2018).

**Minimum Share:** 35% (£103,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £514.56 per month (subject to annual review).

**Service Charge:** £28.51 per month (subject to annual review).

**Ground Rent:** £150.00 for the year.

**Guideline Minimum Income:** Dual - £33,000 | Single - £39,300 (based on minimum share and 10% deposit).

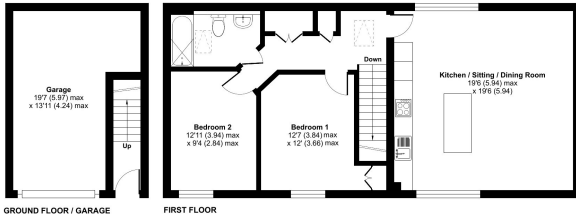
**Council Tax:** Band B, Milton Keynes City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



Burton Way, Oxley Park, Milton Keynes, MK4

Approximate Area = 891 sq ft / 82.7 sq m  
Garage = 222 sq ft / 20.6 sq m  
Total = 1113 sq ft / 103.3 sq m  
For identification only - Not to scale



RICS Certified Surveyors Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Requirements. Produced for Urban Moves. REF: 1038832

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## DIMENSIONS

### GROUND FLOOR

#### Garage

19' 7" max. x 13' 11" max. (5.97m x 4.24m)

#### Entrance Hallway

Stairs leading up to:

### FIRST FLOOR

#### Landing

#### Reception

19' 6" max. x 19' 6" (5.94m x 5.94m)

#### Kitchen

included in reception measurement

#### Bedroom 1

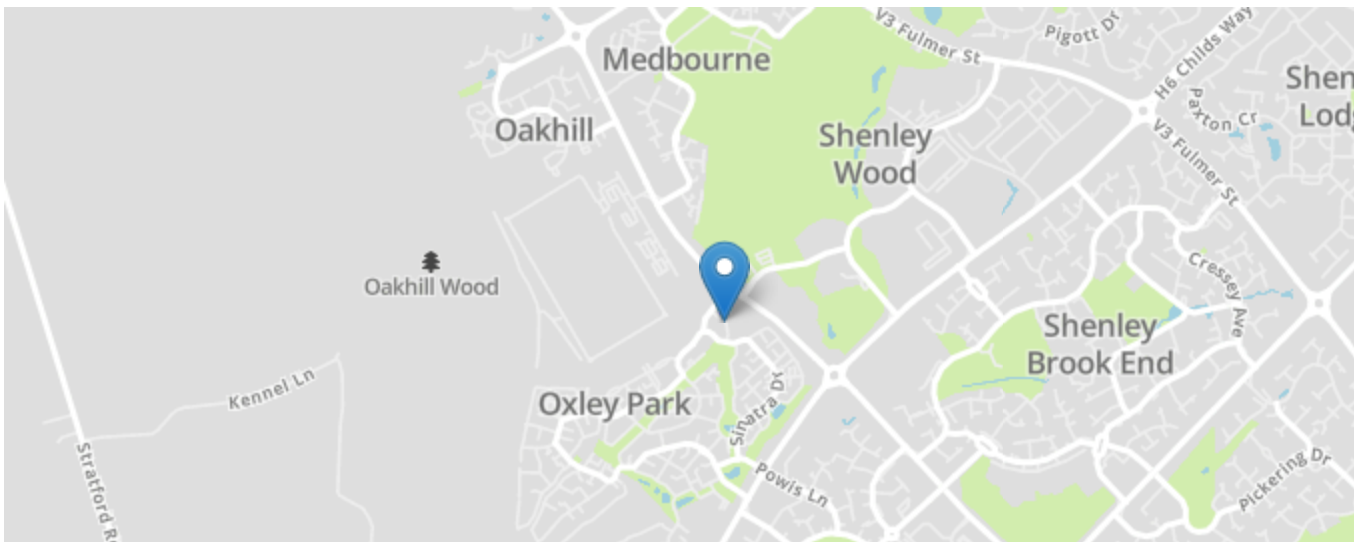
12' 7" max. x 12' 0" max. (3.84m x 3.66m)

#### Bedroom 2

12' 11" max. x 9' 4" max. (3.94m x 2.84m)

#### Bathroom

9' 4" max. x 6' 1" max. (2.84m x 1.85m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.