

## £108,500 Shared Ownership

Felsted, Caldecotte, Milton Keynes, Buckinghamshire MK7 8FD



- Guideline Minimum Deposit £10,850
- Second and Third (Top) Floor
- Kitchen is Separate from Reception
- Three Juliette Balconies
- Parking Space
- Guide Min Income Dual £35.3k | Single £41.6k
- Approx. 878 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Modern Double Glazing and Gas Central Heating
- Short Walk from Bow Brickhill Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £310,000). A rare chance to buy a shared-ownership duplex apartment. This smartly-presented property is arranged over the second and third (top) floors of a modern development which is located in an attractive area surrounded by tree-lined streets and close to picturesque Caldecotte Lake. At entrance level is a spacious hallway with a trio of built-in storage/utility cupboards. There is a large main bedroom with fitted wardrobes plus a good-sized second double bedroom and a bathroom with windows on two sides. Upstairs is the kitchen and a south/south-east-facing reception room. The reception and both bedrooms feature Juliette balconies. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. The property comes with use of an allocated parking space and is also just a short walk from Bow Brickhill Station for services between Bedford and Bletchley with numerous onwards connections including trains to Milton Keynes Central and London Euston available from there. Ofsted list three primary schools within a mile radius, all rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 30/07/2008).

**Minimum Share:** 35% (£108,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £483.84 per month (subject to annual review).

**Service Charge:** £85.99 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £35,300 | Single - £41,600 (based on minimum share and 10% deposit).

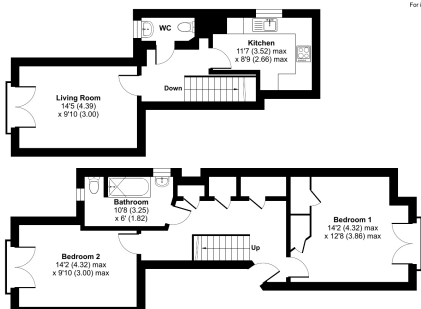
**Council Tax:** Band C, Milton Keynes City Council. Priority is given to applicants living and/or working in this local authority.

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. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



Felsted, Caldecotte, Milton Keynes, MK7

Approximate Area = 878 sq ft / 81.5 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced by Urban Moves, 8027, 1408527. © Urban Moves 2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hall

#### Bedroom 1

14' 2" max. x 12' 8" max. (4.32m x 3.86m)

#### Bathroom

10' 8" max. x 6' 0" max. (3.25m x 1.82m)

#### Bedroom 2

14' 2" max. x 9' 10" max. (4.32m x 3.00m)

### THIRD FLOOR

#### Landing

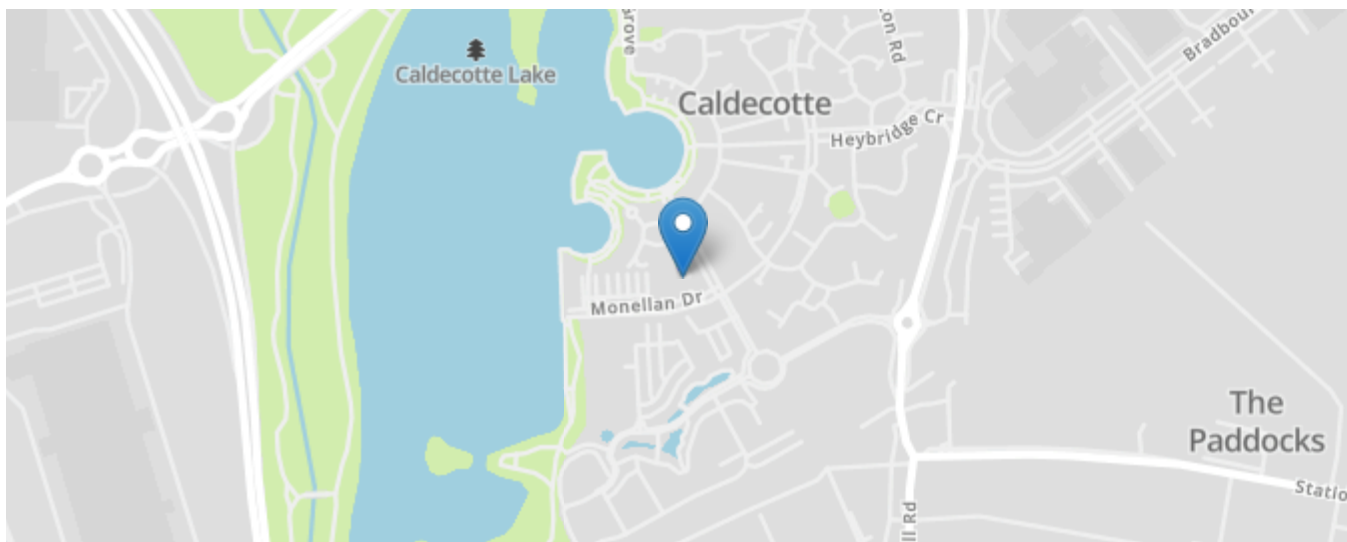
#### Living Room

14' 5" x 9' 10" (4.39m x 3.00m)

#### W.C.

#### Kitchen

11' 7" max. x 8' 9" max. (3.52m x 2.66m)



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.