

## £150,000 Shared Ownership

Acorn Lodge, 1 Pascal Mews, Oakgrove, Milton Keynes MK10 9UL



- Guideline Minimum Deposit £15,000
- Ground Floor with Small Patio Area
- Dual Aspect Reception Room
- Very Good Energy Efficiency Rating
- Guide Min Income - Dual £34.9k Single £41.2k
- Approx. 527 Sqft Gross Internal Area
- Open Plan Kitchen
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 75% share. Full market value £200,000). This smartly-presented flat is part of a substantial development in the Oakgrove suburb between Willen Lake, to the north, and Ouzel Valley Park to the south. The recently-redecorated, ground-floor property has a dual-aspect reception room with newly-fitted carpet and a door that leads out to a small, south-west-facing balcony/patio area. The open-plan kitchen features sleek units with integrated fridge/freezer and dishwasher. There is a good-sized bedroom with fitted wardrobe and a stylish, naturally-lit bathroom. Well insulated walls and floor combined with high performance glazing makes for a very good energy-efficiency rating. The flat comes with use of a parking space, there are shops, including a Waitrose supermarket, nearby plus both the Kingston Centre and the heart of Milton Keynes can be reached by brief bike ride.

**Housing Association:** Clarion.

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

**Share Available:** 75% (£150,000).

**Shared Ownership Rent:** £156.17 per month (subject to annual review).

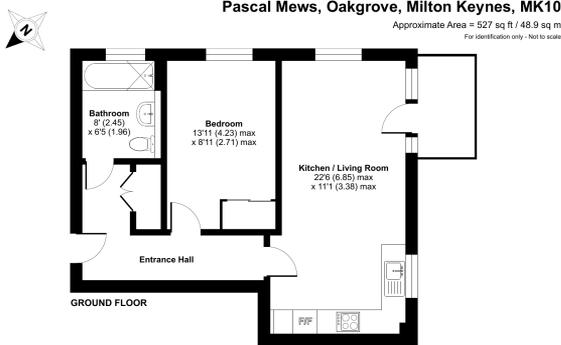
**Service Charge:** £203.60 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £34,900 | Single - £41,200 (based on minimum share and 10% deposit).

**Council Tax:** Band A, 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).



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © urbandown.com 2020. Produced by Urban Moves. REF: 180192

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception

22' 6" x 11' 1" max. (6.85m x 3.38m)

#### Kitchen

included in reception measurement

#### Patio / Balcony

#### Bedroom

13' 11" max. x 8' 11" max. (4.23m x 2.71m)

#### Bathroom

8' 0" x 6' 5" max. (2.44m x 1.96m)

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>	<b>82</b>	<b>82</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 	



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.