

## 1 Eden Court

Aylesbury Street, Milton Keynes, Buckinghamshire, MK2 2AQ



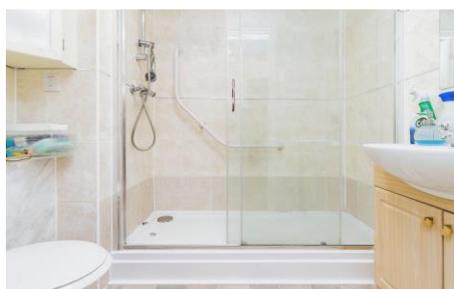
**PRICE: £95,000**

**Lease: 125 years from 2007**

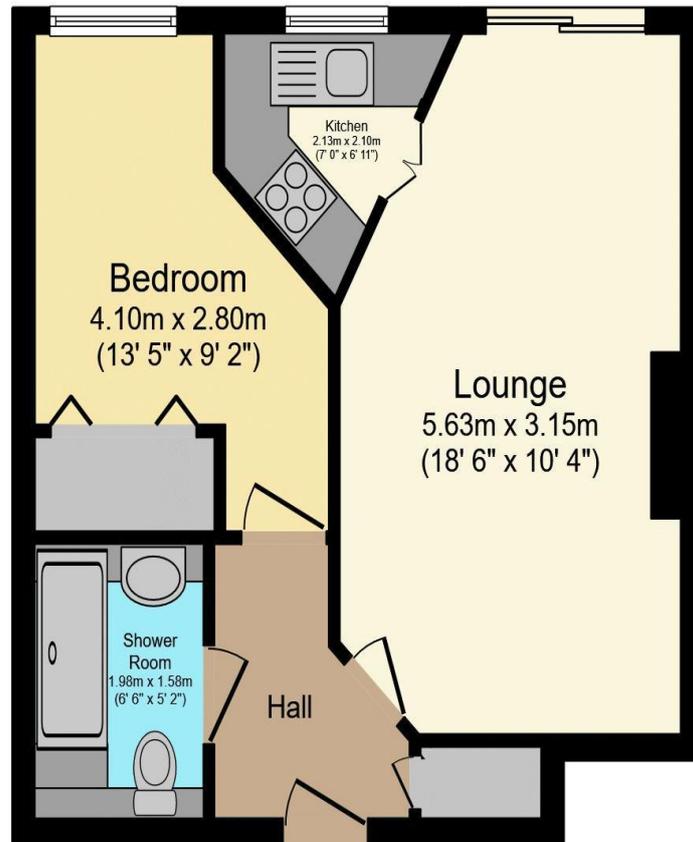
### Property Description:

**A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH ACCESS TO COMMUNAL GARDENS.** Eden Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 50 properties arranged over 3 floors each served by lift. The town of Bletchley is situated in the South of Milton Keynes and offers many amenities. The town has good local road and transport links and a wide variety of shops, mainly located on the High Street and MK1 Shopping Plaza. Local schools in the area include several good primary and secondary schools, and the closest train station to the property is Bletchley train station located within walking distance. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello system
- Video door entry system (linked to Residents TV)
- Communal Gardens, Car Park (first come, first served basis)
- Guest Suite
- Development Manager
- Lift to all floors
- Lease: 125 years from 2007



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 37.3 sq.m. (401 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	83
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28/02/25**

**Annual Ground Rent:**

**£425.00**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£2928.44**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.