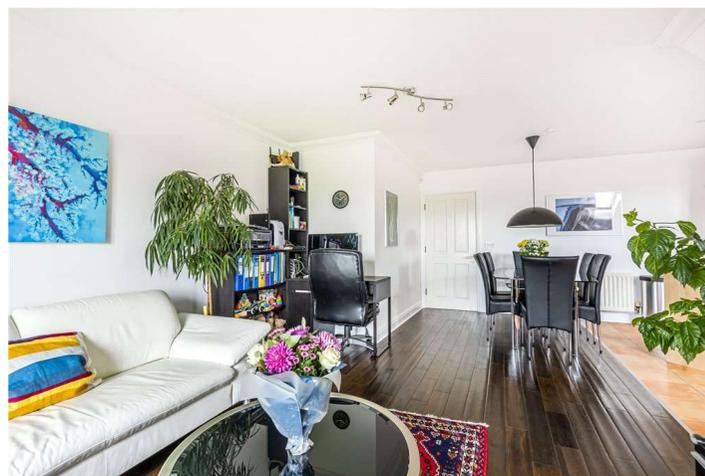




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### At a glance

- Sought after location
- Garage
- Ensuite to master
- Solid oak flooring
- Top floor
- Off road parking



## Canonbury

Monkston Park, Milton Keynes, MK10 9PY

**Price**  
**£265,000**

Offered for sale with no onward chain is this well presented two bedroom top floor apartment in the sought after location of Monkston Park. The accommodation comprises entrance hall, open plan lounge kitchen diner with a juliet balcony, two bedrooms with ensuite to master and family bathroom. The property also benefits from having off road parking and a single garage. Viewing is highly recommended.



#### **Situation**

Monkston Park is a highly sought after area of Milton Keynes and is situated within the eastern corridor. In Monkston Park itself you have a local co-op, pre school, primary school and community centre. There is easy access to the M1 motorway and is also within close proximity of CMK shopping centre and train station.

#### **Entrance hall**

The entrance hall offers doors to all accommodation, solid oak flooring and airing cupboard which houses the boiler and has space for a washing machine

#### **Open plan living**

The living accommodation is an open plan lounge kitchen diner. The kitchen has a range of base and eye level units, single sink with drainer unit, integrated oven and hob, space for fridge freezer and dishwasher. The living room

has solid oak flooring, double doors opening on to a juliet balcony, a radiator and TV point.

#### **Bedroom One**

Carpeted flooring, double glazed window, radiator and door leading to ensuite.

#### **Bedroom Two**

Carpeted flooring, double glazed window and radiator.

#### **Ensuite**





Tiled flooring, walk in shower, hand wash basin, low level wc, radiator and shaver point.

**Bathroom**

Tiled flooring, low level wc, panelled bath with shower over, hand wash basin, towel rail.

**Additional Info**

The property also benefits from having a parking space and single garage.



**Additional Info**

Local Authority:

Council tax band

| 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> | 78                      | 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 |           |

# Canonbury, Monkston Park, Milton Keynes, MK10

Approximate Area = 819 sq ft / 76 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mustard. REF: 716814

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01908 859000 | Gloucester House, 399 Silbury Boulevard, Milton Keynes, MK9 2AH



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Mustard has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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