



Ladymeadow Court, Milton Keynes, MK10 9HZ



56 Ladymeadow Court
Middleton
Milton Keynes
MK10 9HZ

£146,000

Situated in one of Milton Keynes' most desirable locations, this beautifully presented 40% shared ownership home offers spacious and well-maintained accommodation throughout.

In brief, the ground floor comprises a welcoming entrance hall, a modern fitted kitchen, a generous lounge/dining room, and a convenient cloakroom. The first floor features two well-proportioned double bedrooms, a single bedroom, and a family bathroom.

Externally, the property benefits from a beautifully landscaped and private rear garden, ideal for outdoor entertaining and family enjoyment, along with off-road parking.

- Three Bedrooms
- Semi Detached
- 40% Shared Ownership
- Desirable Location
- Downstairs Cloakroom
- Landscaped Rear Garden
- Parking
- Refurbished Throughout
- Extended Lease
- Paradigm Housing Association





Accommodation

Ground Floor

Entrance Hall

A pathway leads to the front door, which opens into a spacious entrance hall providing access to all ground-floor rooms, with stairs rising to the first-floor landing.

Cloakroom

Fitted with a white suite comprising a wall-mounted wash hand basin and low-level WC, complemented by splashback tiling.

Kitchen

Located at the front of the property, the kitchen is fitted with a range of wall and base units with work surfaces incorporating a sink unit. Appliances include an oven, gas hob and extractor hood. There is space for a fridge/freezer, as well as plumbing and space for both a washing machine and dishwasher. Finished with stylish herringbone flooring and part-tiled walls.

Lounge/Dining Room

Situated at the rear of the property, this spacious reception room offers ample space for both lounge and dining furniture. Double doors open onto the recently landscaped rear garden, creating an ideal space for relaxing and entertaining.

First Floor

Landing

With loft access, a useful storage cupboard and doors leading to all first-floor rooms.

Principal Bedroom

A well-proportioned bedroom featuring a double-glazed window to the rear aspect, radiator and carpeted flooring.

Bedroom Two

Double-glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Three

Double-glazed window to the rear aspect, radiator and carpeted flooring.

Family Bathroom

Refitted with a stylish white suite comprising a low-level WC, pedestal wash hand basin and panelled bath with shower over. Further benefits include part-tiled walls and an extractor fan.



Exterior

The rear garden is fully enclosed by fencing, providing a good degree of privacy. Predominantly laid to lawn, it features mature planted borders and a paved seating area, ideal for outdoor dining and entertaining. Side gated access leads to the side of the property. Off-road parking is conveniently located to the rear. External power point.

Cost/ Charges/ Property Information

Tenure: Leasehold

Share: 40% Share (paradigm housing association)

Length of Lease: 164 Years Remaining

Ground Rent: £466 Per Month

Service Charge: £24 Per Month

Local Authority: Milton Keynes Council

Council Tax Band: C

Note for Purchasers

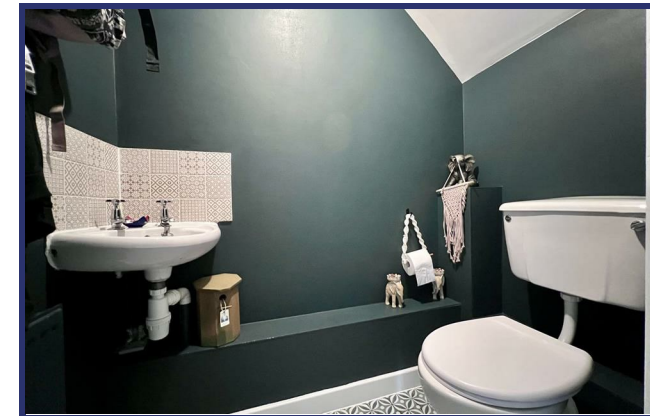
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

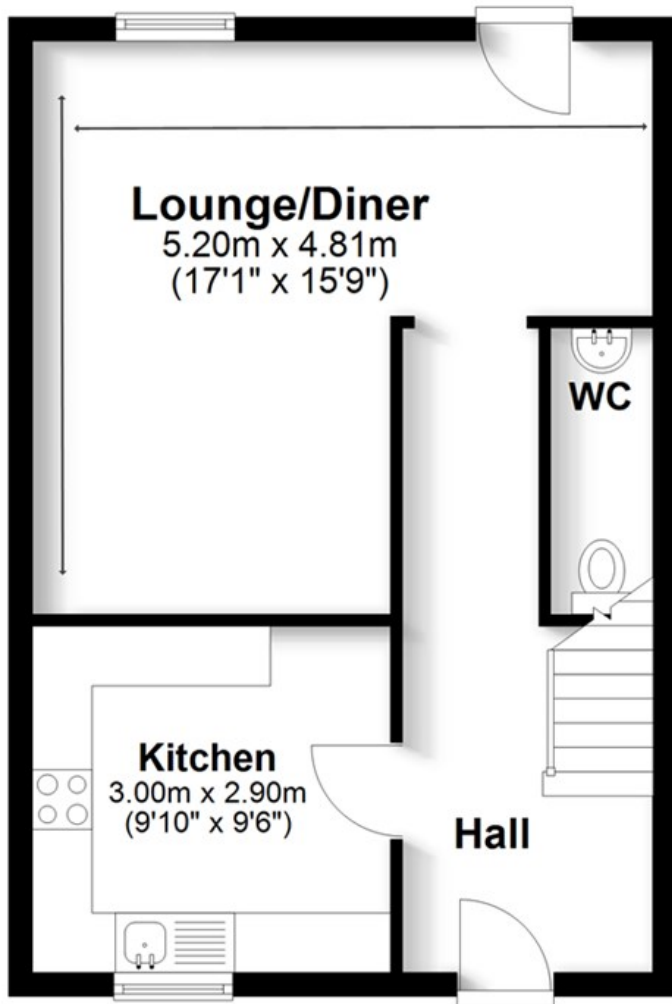
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



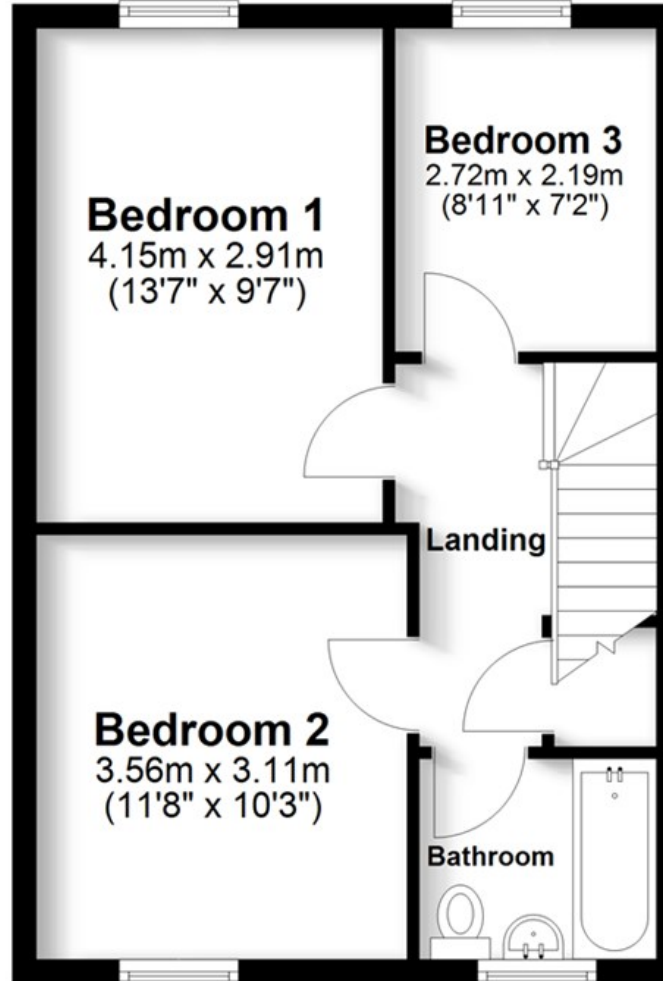
Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)

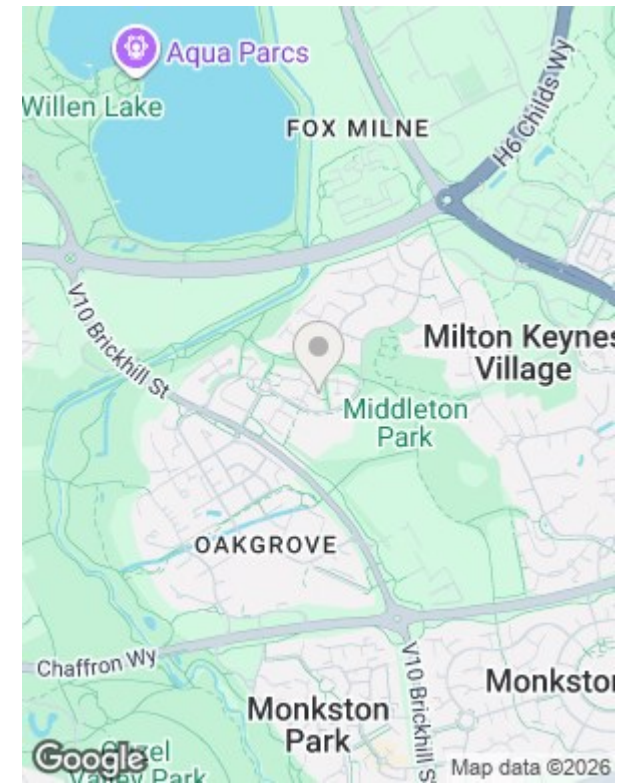


First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

