

for sale

£250,000



King Stephen Meadows Old Wolverton Milton Keynes MK12 5FW

A WELL-PRESENTED TWO BEDROOM COACH HOUSE situated in the popular Old Wolverton area, ideally positioned close to the GRAND UNION CANAL and nearby NATURE RESERVE.

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Entrance Hall

Private entrance with stairs rising to the main accommodation.

Kitchen / Living Area

Bright and spacious open-plan living area with wood-effect flooring and windows providing natural light. The kitchen is fitted with a range of modern wall and base units, contrasting work surfaces, tiled splashbacks, sink, integrated cooking facilities. The room provides ample space for both living and dining furniture. A boiler has also been installed in the property less than a year ago.

Bedroom One

Well-proportioned bedroom featuring wood-effect flooring, a window providing natural light and attractive decorative wall panelling with botanical feature wallpaper.

Bedroom Two

Bright second bedroom with wood-effect flooring, built in storage, window to the side and space for bedroom furniture.

Bathroom

Modern fitted bathroom comprising panelled bath with shower over and glass screen, wash hand basin with vanity storage and WC. Finished with tiled walls, tiled flooring, recessed shelving and heated towel rail.

Parking

Allocated parking situated to the side of the coach house, providing convenient parking.

Area Description

Old Wolverton is a characterful area on the northern side of Milton Keynes, combining a more peaceful setting with convenient access to the amenities of Wolverton and the wider Milton Keynes area. The property is particularly well positioned for those who enjoy the outdoors, with the Grand Union Canal and nearby nature reserve offering attractive waterside and countryside walks close to home.

Wolverton provides a good range of everyday amenities including shops, supermarkets, cafés and leisure facilities, while Wolverton railway station offers convenient rail connections towards London and other destinations. Central Milton Keynes is also within easy reach, providing extensive shopping, entertainment and leisure facilities.

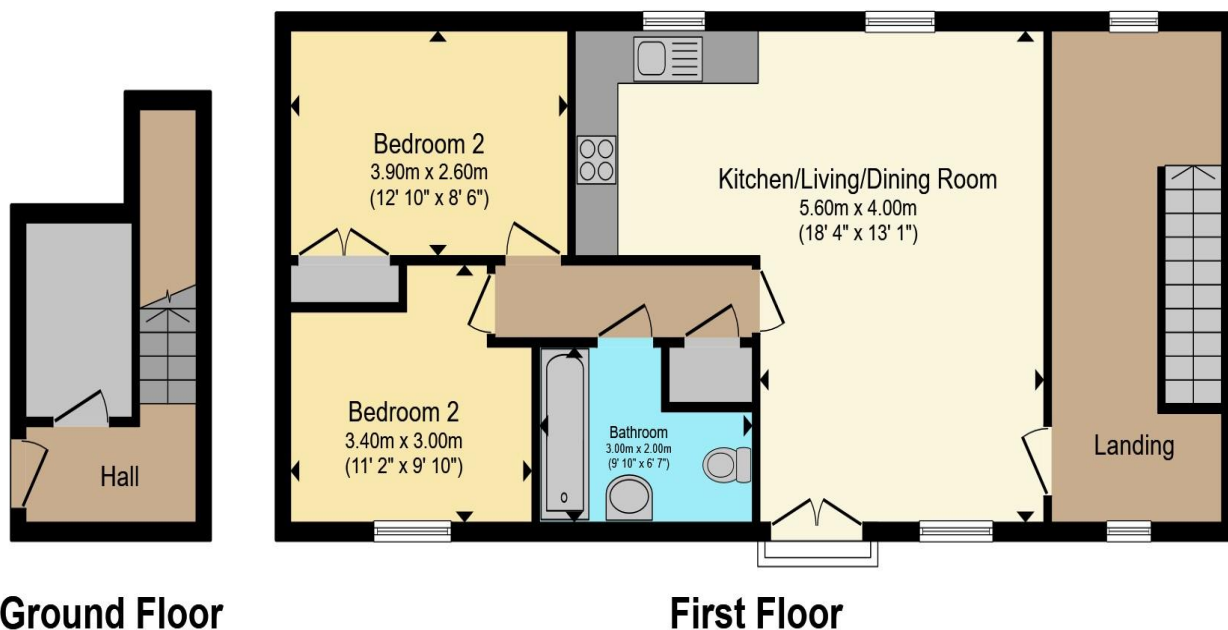


Agents Note

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 82.6 m² (889 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). Powered by www.propertybox.io



To view this property please contact Connells on

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 MILTON KEYNES MK11 1AH

Property Ref: SSD307981 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 485.05

Ground Rent: 250.00

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connells.co.uk/Property/SSD307981

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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