



Fegans Court, Milton Keynes, MK11 1LS



**33 Fegans Court
Stony Stratford
Milton Keynes
MK11 1LS**

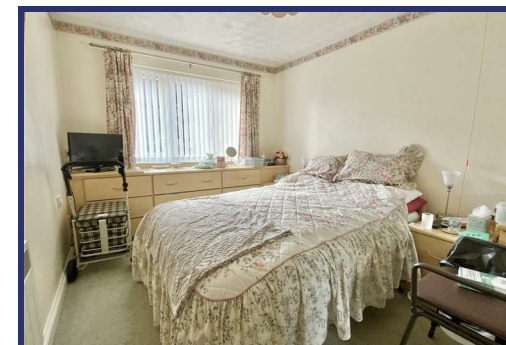
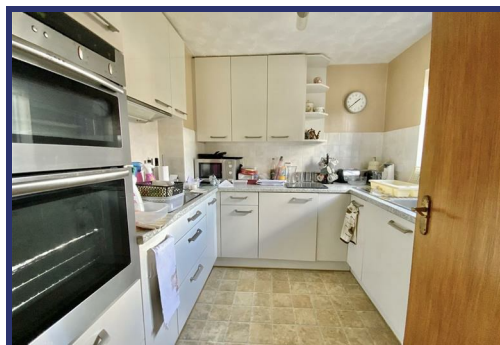
£230,000

A well presented ground floor apartment with a private balcony, located on this popular retirement development.

This sought after ground floor apartment benefits from a re fitted kitchen, modern shower room. It comprises a hall, lounge/dining room, fitted kitchen, 2 bedrooms and a shower room. Outside it has a private balcony.

Fegans Court is a sought after retirement development of around forty properties set around a central courtyard with beautifully landscaped and well maintained grounds. The apartments are designed for those of 60 years of age and over. Fegans Court has a professional on site scheme manger during office hours and a communal summer house which hosts regular activities and events for residents. Fegans Court is a short flat walk to Stony Stratford town centre with extensive shopping facilities.

- Retirement Development for Over 60's
- Sought After Ground Floor Apartment
- 2 Bedrooms
- Lounge/ Dining Room
- Refitted Kitchen
- Modern Shower Room
- Private South West Facing Balcony
- Communal Gardens & Social Room
- Short Walk to Town Centre
- CHAIN FREE SALE





Accommodation

A front door opens to an entrance hall which has a storage cupboard housing a hot water cylinder. Doors to all the rooms.

The lounge/dining room is a good sized room with patio doors opening to the private balcony. Storage cupboard. Feature fireplace.

The kitchen has a modern range of units to floor and wall levels with worktops and a sink unit. Integrated double oven, electric hob, washing machine and fridge/freezer. Window to the front.

Bedroom 1 is a double bedroom located to the rear with fitted wardrobes.

Bedroom 2 is a single bedroom located to the front.

The shower room has a modern suite comprising WC wash basin and walk in shower.

Exterior

The sunny south/west facing private balcony has space for a small table and chairs. Fegans Court has beautifully maintained communal gardens and many residents attend to planters to the front of their individual apartments.

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Fegans Court

Fegans Court is warden assisted with the warden being available on week days. There is a summer house/lounge hosting regular activities and events and provides a place for residents to socialise. The town centre of Stony Stratford is a short walk away with extensive shopping facilities.

NOTE: All prospective purchasers must attend an interview with a Home Group representative who manage the site. An application form must be completed to confirm eligibility to purchase the property and we can help will arrange this on your behalf.

Fegans Court parking

There is private parking available to residents, some of which are under a covered carport. Parking is not allocated.

Cost/ Charges/ Property Information

Tenure: Leasehold. - 99 years from 1st July 1988. Annual Service Charge: £258 per month / Around £3096 Per Annum. Service charge review period (yearly)

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 under take 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.

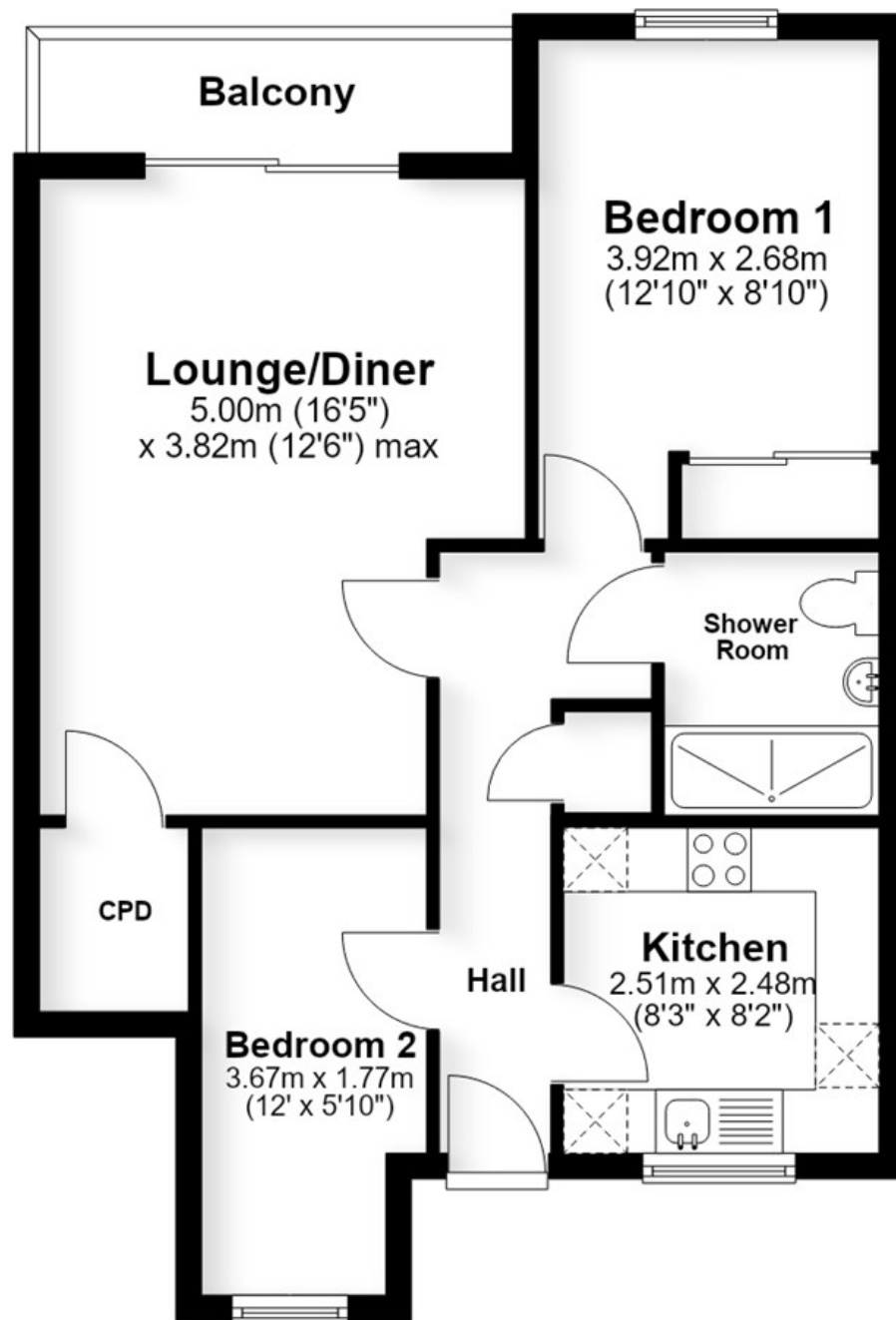
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

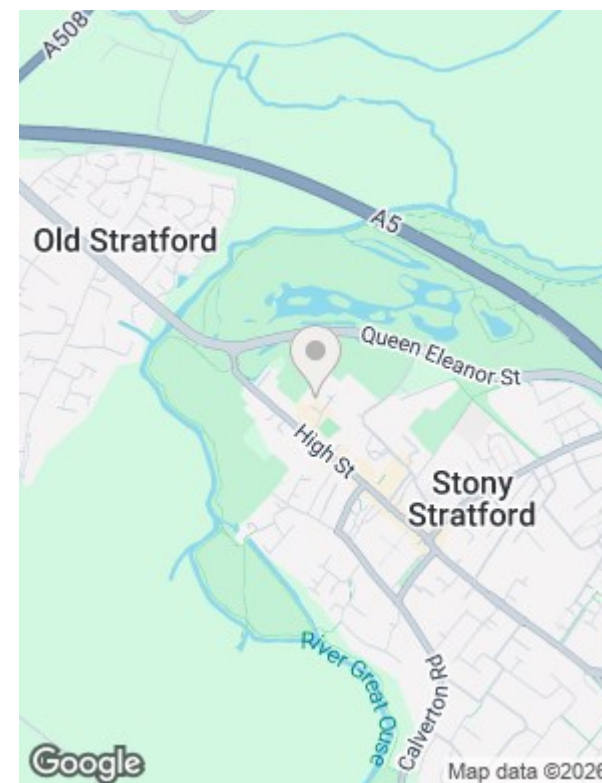
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. 53.5 sq. metres (576.3 sq. feet)
(excluding Balcony)



Total area: approx. 53.5 sq. metres (576.3 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

📞 01908 561010

✉️ stony@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



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

