

Connells

Elizabeth House St. Giles Mews
Stony Stratford Milton Keynes

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Stony Stratford Milton Keynes MK11 1HT

for sale
£348,500







Property Description

A rare opportunity to acquire this well-presented two-bedroom ground floor retirement apartment, set within the highly regarded Elizabeth House development in the heart of Stony Stratford. This property offers the perfect combination of independent living, excellent communal facilities, and the added benefit of a private outdoor patio garden area.

One of the apartment's standout features is its ground floor position, providing effortless access without the need for stairs or lifts, together with direct enjoyment of the property's own private garden-style patio space. This attractive outdoor area is ideal for relaxing, enjoying a morning coffee, pot plants, or simply making the most of the peaceful surroundings.

The accommodation comprises a welcoming entrance hall with useful storage, a spacious and light-filled living/dining room with access to the patio area, and a fitted kitchen offering a range of wall and base units. There are two generous bedrooms, both well-proportioned and offering flexibility for guests, hobbies, or a study area. A modern shower room completes the accommodation, featuring a walk-in shower, wash hand basin, and WC.

Elizabeth House has been thoughtfully designed to provide a safe, sociable, and comfortable environment. Residents enjoy access to a range of excellent communal facilities including a residents' lounge, guest suite, laundry room, and beautifully maintained communal gardens. For additional peace of mind, there is 24 hr emergency call.

Entrance

Welcoming and secure entrance to Elizabeth house with manned reception.

Entrance To Apartment

Hallway

Spacious and bright hallway with doors to accommodation and large store cupboard ideal for coats, laundry room and storage.

Lounge / Dining

Beautiful room with a outlook over the private patio garden. Patio doors to the rear and door to kitchen.

Kitchen

Range and wall and base units..Built in oven, microwave and hob along with extractor fan and dishwasher. stainless steel sink and drainer and window overlooking the garden to the rear.

Bedroom 1

Good sized double bedroom with window overlooking the garden.

Bedroom 2

Second double sized bedroom, ideal for guests with window overlooking the garden.

Bathroom

Large bathroom with accessible shower, sink unit with storage, WC and heated towel rail. Fitted with rails for additional peace of mind and step free for easy access.

Garden

One of the stand out features of this property is the private rear patio. Laid to patio for ease of maintenance, this lovely space overlooks the well maintained, large lawned area, near to a pathway used for quiet leisurely walks which offers peace and tranquility.

Agent Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agent 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.

Social Activities

Hairdresser and chiropodist that visits regularly. Quizzes, yoga, piano music and a weekly coffee morning plus many more events.

















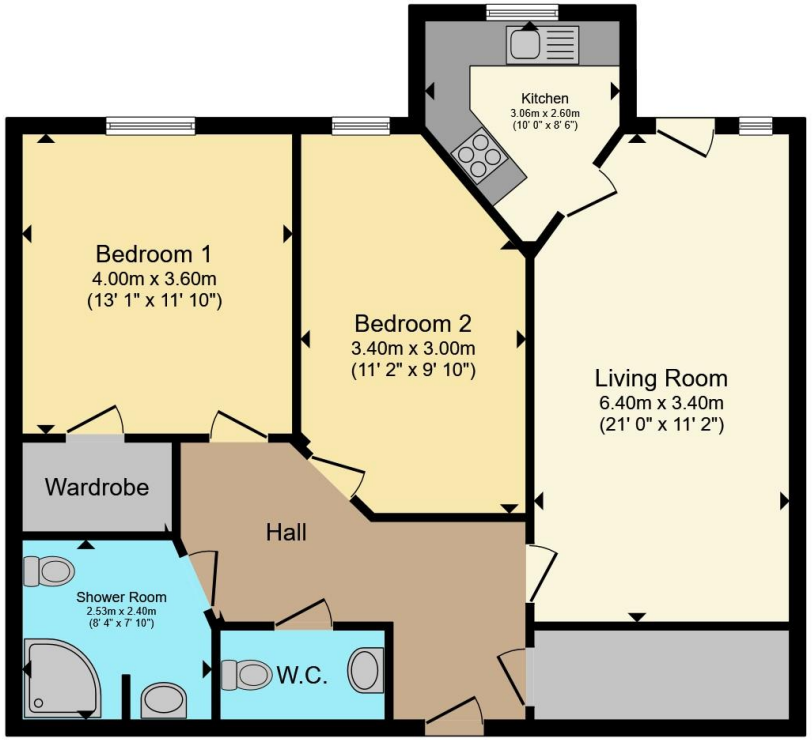

Total floor area 83.4 m² (898 sq.ft.) approx

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

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To view this property please contact Connells on

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82 High Street Stony Stratford
MILTON KEYNES MK11 1AH

EPC Rating: B

Council Tax Band: C

Service Charge: 1100.00

Ground Rent: 255.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSD308050

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Nov 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.