

High Street, Stony Stratford, MK11

Offers Over £500,000

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Please quote KM0096 ** INVESTMENT OPPORTUNITY ** Superbly situated in the heart of Stony Stratford, this outstanding freehold investment opportunity, offering spacious and versatile accommodation which caters to both commercial and residential requirements.

To the ground floor, a retail unit spanning approximately 500sqft of floor space, complete with a shop front, a commercial kitchen, office, two WC's storage facilities and a rear courtyard.

Currently registered as Class E, the unit offers continued usage in its current capacity as a café, or potential to change to accommodate various business ventures with its practical and efficient layout.

To the upper floors, the property boasts a spacious three bedroom split level apartment with a reception room, separate eat-in kitchen/breakfast room, and a wet room.

The property's accessibility is highlighted by its disability-friendly features, including wide doorways and lift access to the private apartment located on the first and second floors.

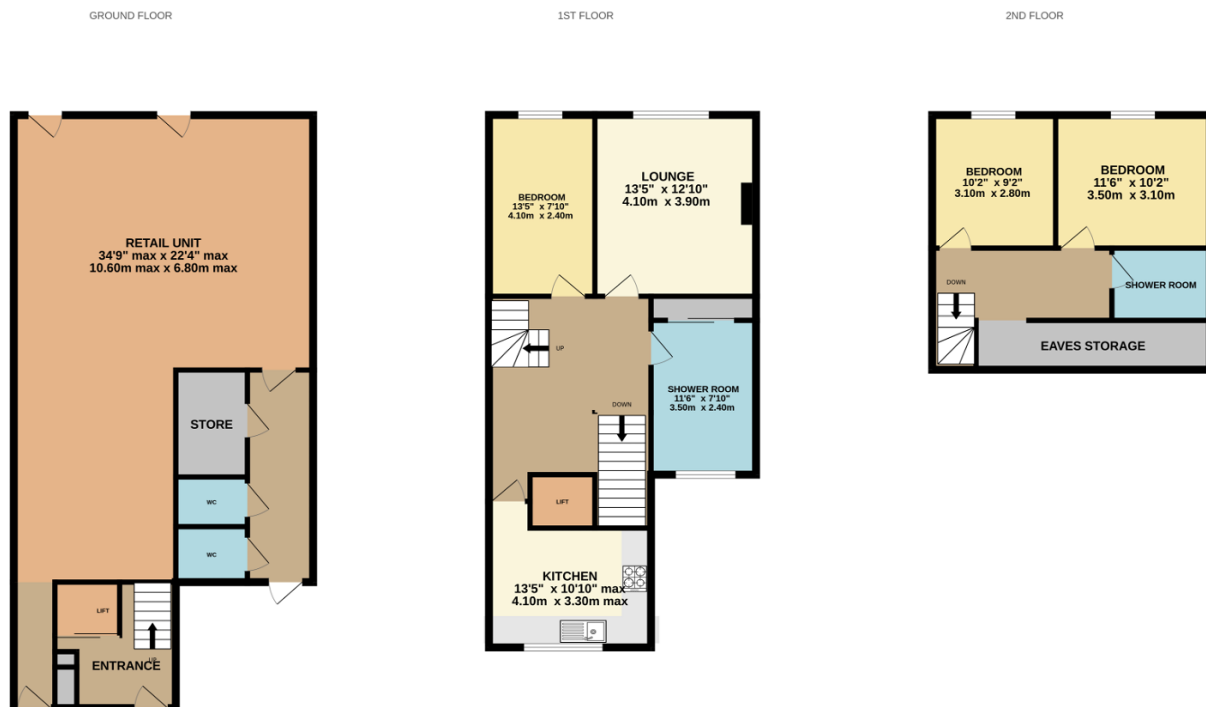
The apartment accommodation comprises entrance via the rear courtyard into a hallway with storage cupboards, and lift or stair access to the first floor landing. A bright and spacious reception room with feature cast iron fireplace provides ample space for relaxing and entertaining. The separate kitchen/diner, with space for table and chairs, comprises a recently refitted range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven below, and further space for appliances. A well proportioned bedroom and accessible wet room complete the first floor living space. To the second floor, there are two double bedrooms, a further shower room and access to useful eave storage space.

The property is ideally situated in the charming market town of Stony Stratford with its traditional high street offering a variety of boutique shops and eateries, and just a short drive away from central Milton Keynes shopping centre and train station. The area is also well served by excellent schools, attractive open spaces and beautiful surrounding countryside.

Viewings are highly recommended.

Key Features

- FREEHOLD INVESTMENT OPPORTUNITY
- Split Level Three Bedroom Apartment with Disability Access
- Class E Usage with Potential to Convert
- Rear Courtyard
- Close to Transport Links, Shops and Amenities
- Ground Floor Retail Unit with Shop Front
- Superb Stony Stratford Location
- Flexible and Practical Accommodation
- Lift Access
- Please quote KM0096



TOTAL FLOOR AREA : 1989 sq.ft. (184.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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