



**BUYERS ADMIN FEE**

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

**BUYERS PREMIUM**

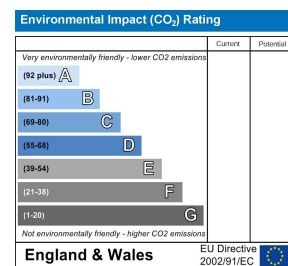
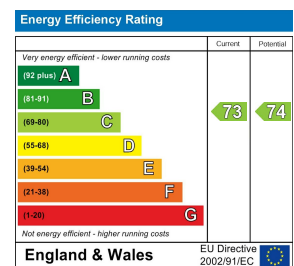
The purchaser will be required to pay a buyers premium charge of £2,280 (£1,900 plus VAT)

**DOISA/101024/SA9987**



Not to scale. For illustrative purposes only

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**18 Knaresborough Court, Bletchley, MK3 7DS**



**FOR AUCTION GUIDE £140,000 +\_**

FOR SALE BY AUCTION ON WEDNESDAY 20TH OF NOVEMBER 2024 AT 1 PM

SALE VIA A LIVE-STREAMED AUCTION GUIDE PRICE: £140,000+

\*\* PLEASE CALL FOR VIEWINGS \*\*

A fantastic buy to let investment, with an estimated annual rental value of £14,400. Situated in a great position being a top floor corner apartment with dual aspect bedrooms. Features a long lease of over 900 years, allocated parking space, visitors parking, double glazing and gas central heating with Worcester Bosch combination boiler. Located in the West Bletchley area, opposite a lovely green space and around 1.2 miles from Bletchley Train Station. Offered with full vacant possession and ideal for both first time buyers and investors looking for a fast and secure purchase. Minor decoration required, but an easy DIY project.

9 Westleigh Office Park, Northampton, NN3 6BW

T: 01908 030127 F: 01604 232627

<https://www.auctionhouse.co.uk/bedsandbucks>

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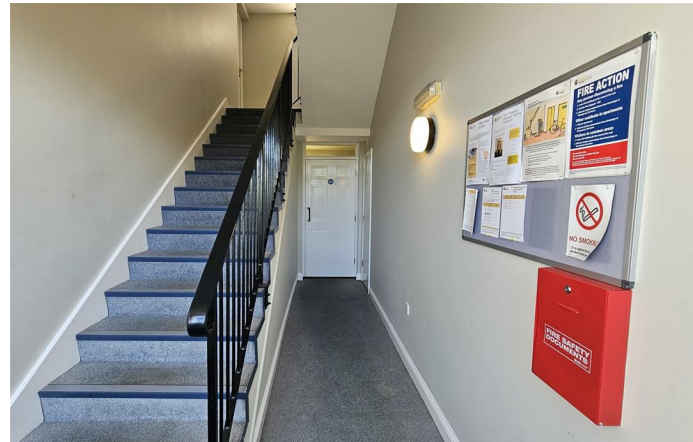
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# 18 Knaresborough Court, Bletchley, MK3 7DS

## ACCOMODATION

### COMMUNAL ENTRANCE

With intercom entry and stairs to all floors, the property is located on the top floor



### ENTRANCE HALL

Front door, intercom receiver, radiator, cupboard with Worcester combi boiler, cloaks cupboard, door to

### KITCHEN

9'10 x 6'2

With a range of units, rolltop worksurfaces, tiled splashbacks, tiled floor, sink unit, built in oven/hob/filter hood, space for washing machine and fridge. Double glazed window.



### LOUNGE

14'11 x 11'10

Double glazed window, radiator, mock fireplace, coving and spotlights.



### BEDROOM ONE

10'11 x 10'3

Dual aspect with two double glazed windows, radiator.



### BEDROOM TWO

10'2 to max x 9'6 to max

Dual aspect with two double glazed windows, radiator.



### BATHROOM

Double glazed window, radiator, sink, WC, bath with shower over, part tiled walls, extractor fan



### OUTSIDE

#### PARKING

Resident car park to rear with a numbered parking bay and visitors spaces



### COMMUNAL GARDENS

Lawn area to the rear

### LEASE DETAILS

With a lease term of 999 years from from March 2001. Ground Rent of £319 per annum, service charge approximately £1936 per annum. Please refer to the legal pack for clarification.

### COUNCIL TAX

Milton Keynes District Council Band A

### SERVICES

It is understood the property is connected to mains gas, water and electric, please refer to the legal pack for clarification

### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### HOW TO GET THERE

From Bletchley train station, turn left and travel on Sherwood Drive and turn left into Buckingham Drive, cross the roundabout and turn right at Whaddon Way, where Knaresborough Court will be on your right hand side.

For further information on viewing call 01908 030127