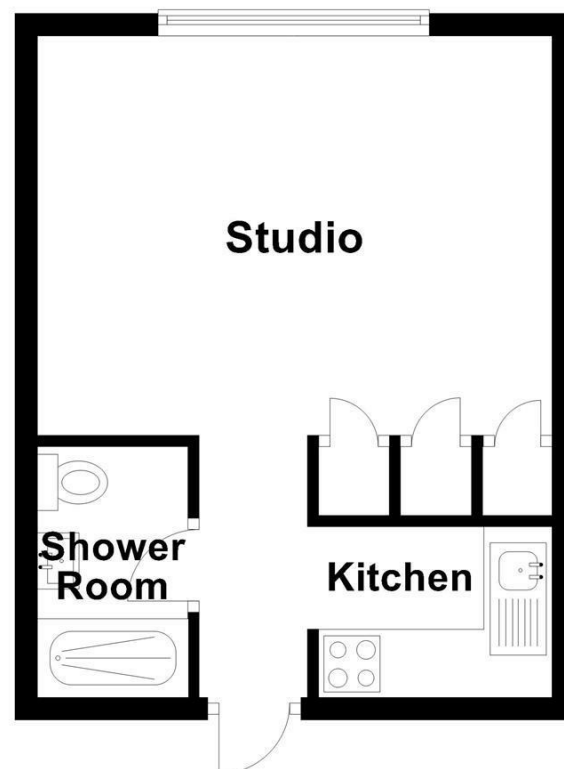




7 North Ninth Street, Milton Keynes, Buckinghamshire,
MK9 3AN



Not to scale. For illustrative purposes only



For Auction, GUIDE £70,000+

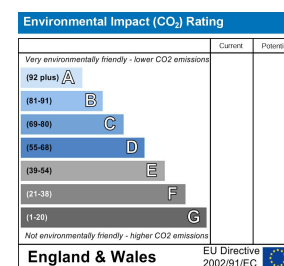
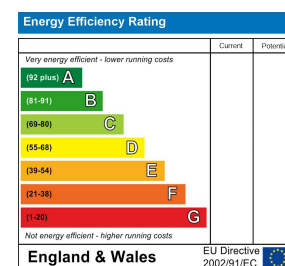
**** FOR SALE BY AUCTION ON WEDNESDAY 2ND JULY 2025 COMMENCING AT 1PM ** SALE VIA A LIVE-STREAMED AUCTION ****

****GUIDE PRICE £70,000+ ** VIEWINGS BY APPT ** PLEASE CALL ****

CENTRAL MILTON KEYNES LOCATION! GROUND FLOOR STUDIO FLAT. This ideal investment property is located in a fantastic position within easy reach of the wide variety of local amenities available including the Central Milton Keynes shopping centres. Features a unexpired lease term of 119 years and just £10 a year ground rent. Inside there is 376sq ft of space with a good size studio room, separate kitchen and shower room. There is also resident permit parking available right in front of the building. In need of improvement, but with an estimated annual rental income of over £10,000, it offers an exceptional return and would be an ideal addition to any rental portfolio. Call us now to find out more.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

COMMUNAL ENTRANCE

With security door, leading to



ENTRANCE HALL

5'0 x 3

With doorway to studio room, open plan to kitchen and door to shower room

KITCHEN

With a basic range of units, sink & drainer, space for appliances



LIVING ROOM/BEDROOM

15 x 11'8

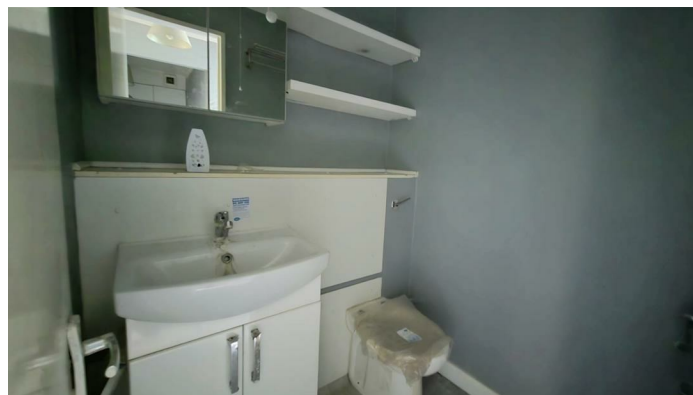
Large window to rear, laminate flooring, airing cupboard and two further storage cupboards



SHOWER ROOM

5'0 x 3'3

With shower, sink & WC.



OUTSIDE



PARKING

Reserved parking in front for residents on a permit holders basis. There is also adjacent a large public car park which is useful for visitors



DOISA/1305SA0064

LEASE DETAILS

125 YEARS FROM 2019 WITH 119 YEARS REMAINING, GROUND RENT £10 PA, MOST RECENT SERVICE CHARGE INFORMATION AVAILABLE SHOWS A COST OF £1302 PA, Please refer to the legal pack for clarification as this is intended as a guide.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band A, Milton Keynes Council

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 be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £2,400 (£2000 plus vat)

HOW TO GET THERE

From the M1 exit at junction 14, follow the A509, cross 7 roundabouts and turn left into Selcklow Gate and then right onto Silbury Boulevard and North Nine Street will be a turning on your right.