



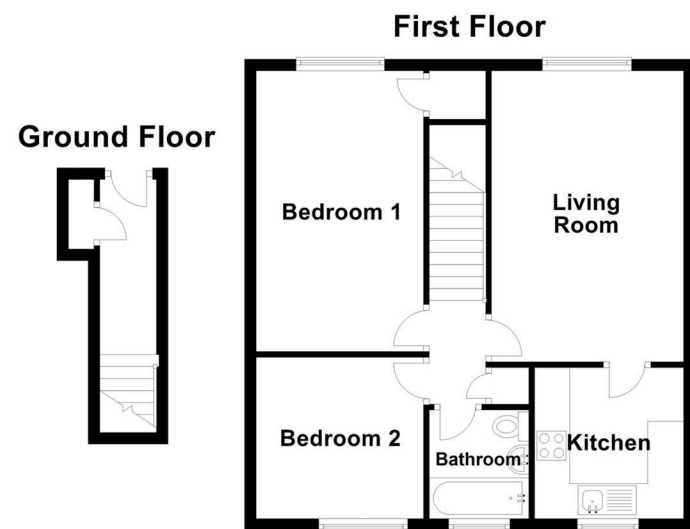
**BUYERS PREMIUM**

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT)

DOISA/020924SA9964



**44 ROWLE CLOSE, STANTONBURY,  
MILTON KEYNES, MK14 6BJ**



Not to scale. For illustrative purposes only

**FOR AUCTION GUIDE £100,000 +**

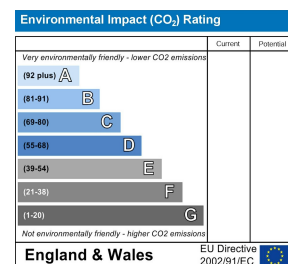
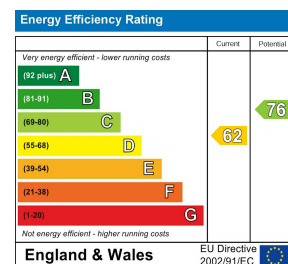
FOR SALE BY AUCTION ON WEDNESDAY 20TH OF NOVEMBER 2024 AT 1 PM

SALE VIA A LIVE-STREAMED AUCTION GUIDE PRICE: £100,000+

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

A spacious first floor maisonette located in the delightful village of Stantonbury, just 2 miles from Milton Keynes Central. In need of re-decoration inside, but features a well appointed fitted kitchen, serviceable bathroom, UPVC double glazing and electric storage heaters. Outside there is free on road parking and a pleasant green-space adjacent to the property. There is excellent rental potential with an estimated monthly rent of £1,100 if presented to the market in contemporary decorative order. The property has a lease term of 99 years from 29 September 1974. With and extended lease term similar properties are valued at around £180,000 to £200,000.

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# 44 Rowle Close, Stantonbury, Milton Keynes, MK14 6BJ

## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Front door leading to hall with ground floor storage cupboard and stairs to



### FIRST FLOOR

#### LANDING

Doors to

#### LOUNGE/DINING ROOM

Window to front aspect, door to



#### KITCHEN

Modern wood front kitchen with a range of wall and base units, rolltop worksurfaces and tiled splashbacks



#### BEDROOM ONE

Window to front aspect



#### BEDROOM TWO

Window to rear aspect



## BATHROOM

Matching three piece suite with WC, sink, full size bath, with part tiled walls



## OUTSIDE

Communal lawn to front



## PARKING

On road street parking



## LEASE DETAILS

A term of 99 Years from 29/09/1974 with an unexpired term of approx 49 years. We are informed the ground rent is £22.50 x 2 per year and the service charge is £30 x 2 per year (this information is from the most recent service charge information available) please refer to the legal pack for clarification.

## SERVICES

Please refer to legal pack

## COUNCIL TAX

Milton Keynes District Council Band A

## PRICE INFORMATION

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 M1 Junction 14 (Newport Pagnell) Follow A509 to Brickhill St/V10 for (4.1 mi), Continue on Brickhill St/V10. Take H3 Monks Wy/A422 and turn right into Rowle Close in Stantonbury.

## BUYERS ADMIN CHARGE

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

For further information on viewing call 01908 030127