



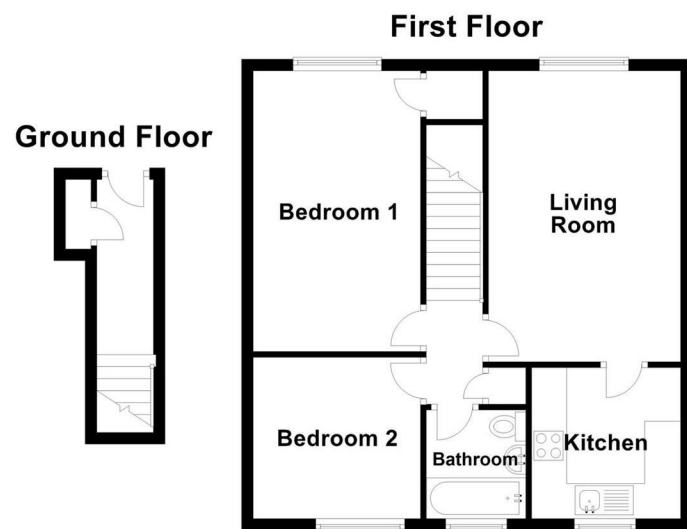
BUYERS PREMIUM

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 +

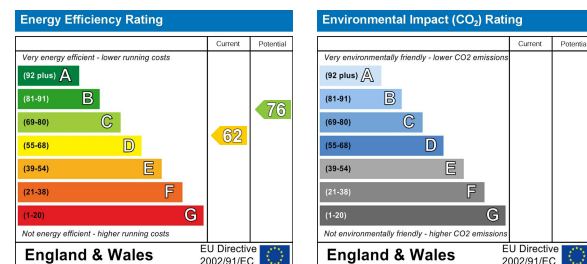
FOR SALE BY AUCTION ON WEDNESDAY 20TH OF NOVEMBER 2024 AT 1 PM

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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T: 01908 030127 F: 01604 232627

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

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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