

for sale

offers in excess of **£190,000**



## Stanley Court OLNEY MK46 5NH

**\*\*OPEN DAY FRIDAY 29th MARCH 12pm - 1pm. CALL 01908 610805 TO BOOK\*\***

Situated in the heart of the highly sought after market town of Olney is this two bedroom apartment. Offered vacant possession this property is ideal for first time buyers or investors.



# Stanley Court OLNEY MK46 5NH

## Entrance Hall

Two storage cupboards one housing combi boiler. Loft access.

## Lounge

12' x 13' 7" ( 3.66m x 4.14m )

Double glazed window to front aspect. One radiator

## Kitchen

12' x 8' 1" ( 3.66m x 2.46m )

Open plan archway to lounge. Eye and base level units with worktops. Sink and drainer. Plumbing for washing machine. Electric cooker point. Double window to rear aspect.

## Bedroom One

14' 1" MAX x 12' 6" MAX ( 4.29m MAX x 3.81m MAX )

L Shaped room.

Single glazed window to the front aspect. Radiator

## Bedroom Two

10' 1" MAX x 6' 8" ( 3.07m MAX x 2.03m )

Single glazed window to front. Radiator

## Bathroom

7' 5" x 6' 6" ( 2.26m x 1.98m )

Wash hand basin. W/C. Tiled walls. Panel bath with shower over. Double glazed frosted window to rear.

## Outside

One allocated parking space











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01908 610 805**  
**E [newportpagnell@connells.co.uk](mailto:newportpagnell@connells.co.uk)**

91 High Street Newport Pagnell  
MILTON KEYNES MK16 8EN

Property Ref: NPA305616 - 0010

**Tenure:** Leasehold

**EPC Rating:** C

**[view this property online connells.co.uk/Property/NPA305616](http://connells.co.uk/Property/NPA305616)**

This is a Leasehold property with details as follows; Term of Lease 75 years from 20 Oct 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)