

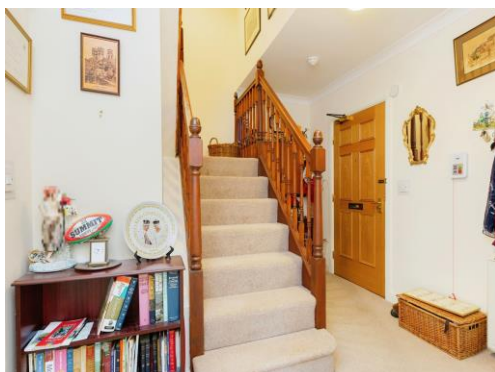


Connells

Willow Lane
Stony Stratford Milton Keynes

Willow Lane Stony Stratford Milton Keynes MK11 1FH

for sale
£350,000



Property Description

A modern and well-presented two-bedroom duplex apartment age exclusive for the over 55's which is situated on the site of an old mill in the heart of this sought after market town. The apartment has lovely views over the river and riverside meadows and benefits from communal facilities including a resident's drawing room, lift to access all floors, a concierge service (at specific times), communal gardens and car park. The accommodation comprises entrance hall, sitting/dining room, kitchen, master bedroom with a refitted en suite shower room, bedroom two, which is also a double room and a separate bathroom.

Stony Stratford is a busy, picturesque market town at the Northwest corner of Milton Keynes. The many pubs, restaurants and specialist shops attract visitors from some distance and the outskirts of the town benefit from attractive countryside and parkland with lovely riverside walks. The High Street was once The Watling Street and later the A5 and Wolverton Railway Station is approximately two miles away. Junction 14 of the M1 motorway is approximately 9 miles and Milton Keynes Central Railway Station is around 5 miles away.

Entrance Hall

Electric storage heater. Carpet flooring. Intercom system. Two double storage cupboards. Under stairs cupboard. Stairs to landing.

Lounge

20' 3" Into bay x 20' 9" Max (6.17m Into bay x 6.32m Max)

Two double glazed windows to front aspect. Double glazed window to side aspect. Carpet flooring. Two electric storage heaters.

Kitchen

5' 11" x 11' 9" (1.80m x 3.58m)

Fitted kitchen with wall and base units with complimentary laminate worktop over. One and half bowl sink and drainer. Tiling to splash back areas. Space for slim line dishwasher, washing machine and fridge/freezer. Double glazed window to side aspect. Vinyl flooring. Induction hob. Electric oven and grill. Extractor fan over.

First Floor Landing

Bedroom 1

26' 7" Max x 13' 9" Max (8.10m Max x 4.19m Max)

Built-in wardrobe. Carpet flooring. Two double glazed sky light Velux window to side aspect. Double glazed porthole window to front aspect. Electric heater.

En Suite

Panel bath with shower over, pedestal wash hand basin and low level w.c. Partly tiled. Loft access. Extractor fan. Vinyl flooring. Spotlights.

Bedroom 2

13' 11" Max x 14' 1" Into wardrobes (4.24m Max x 4.29m Into wardrobes)

Two built-in wardrobes. Built-in dressing table. Two storage cupboards. Electric heater. Carpet flooring. Double glazed window to front aspect. Carpet flooring.

Bathroom

Double shower cubicle. Low level w.c. Wall mounted wash hand basin. Extractor fan. Partly tiled. Shaver point. Heater towel rail. Vinyl flooring.

Outside

Resident Parking

Resident parking for one vehicle.

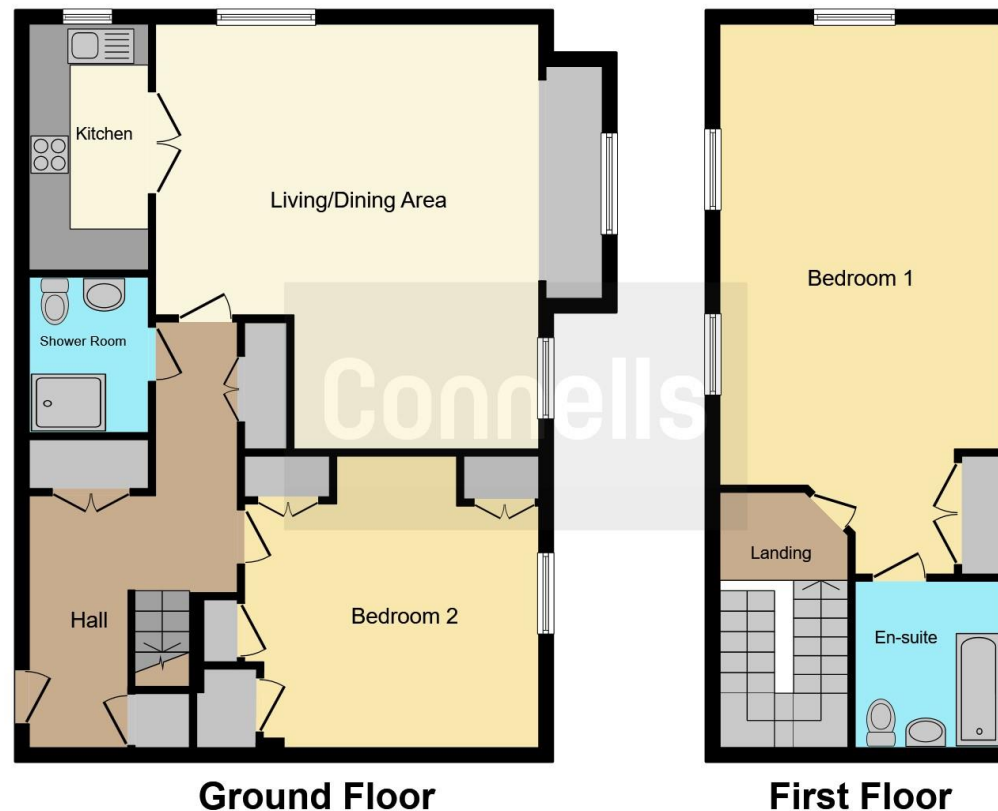
Communal Garden

For resident's use.









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 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

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82 High Street Stony Stratford
 MILTON KEYNES MK11 1AH

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 6000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/SSD306496](https://www.connells.co.uk/Property/SSD306496)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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