









welcome to

Malletts Close, Stony Stratford, Milton Keynes

A two bedroom maisonette situated in Stony Stratford. The property offers accommodation to include: Entrance hall, lounge/dining room and shower room, The property also benefits from radiator heating and upvc double glazed windows

Entrance Hall:

Front door with double glazed window, stairs rising to first floor.

Lounge

14' 9" x 11' 7" (4.50m x 3.53m) Double glazed window to the rear, radiator and wood flooring.

Kitchen

6' 11" x 6' 9" (2.11m x 2.06m)

Double glazed window to the rear, radiator, Electric cooker, space for washing machine and fridge freezer, wall and base units with work surfaces over, stainless steal sink with mixer tap and storage cupboard.







Landing:

Storage cupboard housing boiler, radiator.

Bedroom One:

11' 1" \times 10' 11" ($3.38m \times 3.33m$) Double glazed window to front, radiator, wood flooring.

Bedroom Two:

7' 11" x 5' 10" ($2.41 \, \text{m} \, \text{x} \, 1.78 \, \text{m}$) Double glazed window to front, wood flooring, electric radiator

Shower Room:

Fitted with a suite to comprise: Walk-in shower, wash hand basin and w.c. Radiator, wood flooring.



Outside: Front Garden

Storage cupboard, gated area with patio.





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- TWO BEDROOM MAISONETTE
- GREAT LOCATION
- LOUNGE/DINNER
- FAMILY BATHROOM
- UPVC DOUBLE GLAZED WINDOWS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Feb 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

£165,000



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref: STS107304 - 0010 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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