



Wooton Court, New Bradwell Milton Keynes MK13 0AX

welcome to

Wootton Court, New Bradwell Milton Keynes

Perfectly situated in the sought after location of Wootton Court, New Bradwell, Milton Keynes. This attractive property is being sold CHAIN FREE, presents an excellent opportunity for first-time buyers or investors alike. Don't miss out on the chance to own this fantastic property in New Bradwell!



Open Plan:**Kitchen/Living/Diner:**

22' 10" Max x 10' 10" Max (6.96m Max x 3.30m Max)

Fitted with a range of units for both base and eye level, sink with mixer taps, space for oven/gas hob, washing machine, fridge freezer, dishwasher, radiator and double glazed bay window to front aspect,

Bedroom One:

10' 9" x 9' 11" (3.28m x 3.02m)

Radiator and double glazed window doors to rear aspect.

Bedroom Two:

8' 11" x 9' 10" (2.72m x 3.00m)

Radiator and double glazed window to rear aspect.

Bathroom:

Suite comprising: Bath with shower over, WC wash hand basin, radiator and double glazed window to side aspect.

Outside:

Allocated car parking and for visitors.



view this property online [brownandmerry.co.uk/Property/STS107949](https://www.brownandmerry.co.uk/Property/STS107949)



welcome to

Wooton Court, New Bradwell Milton Keynes

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- LARGE KITCHEN/LIVING/DINER
- PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1740.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/STS107949](https://www.brownandmerry.co.uk/Property/STS107949)



Property Ref:
STS107949 - 0004

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 562011



stonystatford@brownandmerry.co.uk



65 High Street, MILTON KEYNES,
Buckinghamshire, MK11 1AY



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)