



To arrange a viewing  
please call 01908 675747



This FULLY REFURBISHED GROUND FLOOR VILLAGE HOME is set within the PICTURESQUE LOCATION of CASTLETHORPE, within 10 MINUTES DRIVE to WOLVERTON RAIL STATION and 15 MINUTES into CENTRAL MILTON KEYNES. This STONE BUILT property benefits from ALLOCATED COURTYARD PARKING and a COMMUNAL GARDEN SPACE to the REAR ASPECT. An IDEAL home for FIRST TIME BUYERS, CASH BUYERS and INVESTORS alike.

In a quiet village location is this beautiful stone built one bedroom ground floor apartment. Having been redecorated and refurbished by previous owners. The property in brief comprises of a private front door leading into the living room, a double bedroom with a en suite and a separate kitchen. To the rear aspect is a communal garden, plus a small courtyard area for parking

- Offered Chain Free
- Fully Refurbished
- Gorgeous Bathroom
- 10 Minutes Drive to Wolverton Rail Station
- 15 Minutes Drive into Central Milton Keynes
- Rarely Available + Stone Built
- Allocated Parking In Courtyard
- Quiet and Desirable Village Location

#### LOCATION: CASTLETHORPE

Castlethorpe is a village and civil parish in the Borough of Milton Keynes. It lies about three miles north-east of Stony Stratford, four miles north-west of Newport Pagnell and seven miles north of Central Milton Keynes.

#### LOUNGE/DINER:

15'5" x 9'10"  
Secondary glazed window to front aspect, telephone point, door to airing cupboard, laminate flooring, replacement electric storage heater & doors to:

#### EN SUITE SHOWER ROOM

Re-fitted with a three-piece suite comprising of a tiled shower enclosure, a pedestal wash hand basin and a low-level WC.

#### KITCHEN:

8'6" x 7'8"  
Fitted with a matching range of base and eye level units with round edged worktops, a 1½ bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer with electric oven, four ring electric hob. Secondary glazed windows to the front and side.

#### PARKING

Outside there is parking in the courtyard area, plus a communal garden.

#### TENURE:

Leasehold.

#### LEASEHOLD CLAUSE:

We have been advised that there are approx. 89 years remaining on the lease - with an original term of 125 years starting in 1988

We have been advised that the ground rent is £75 per annum, and the service charge is approx. £580 per annum payable to Compton Management Company

Alan Francis has however not seen sight of the lease and these details will need to be confirmed via your solicitors

#### NOTICE

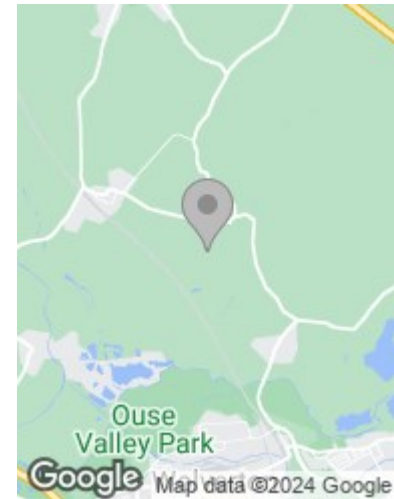
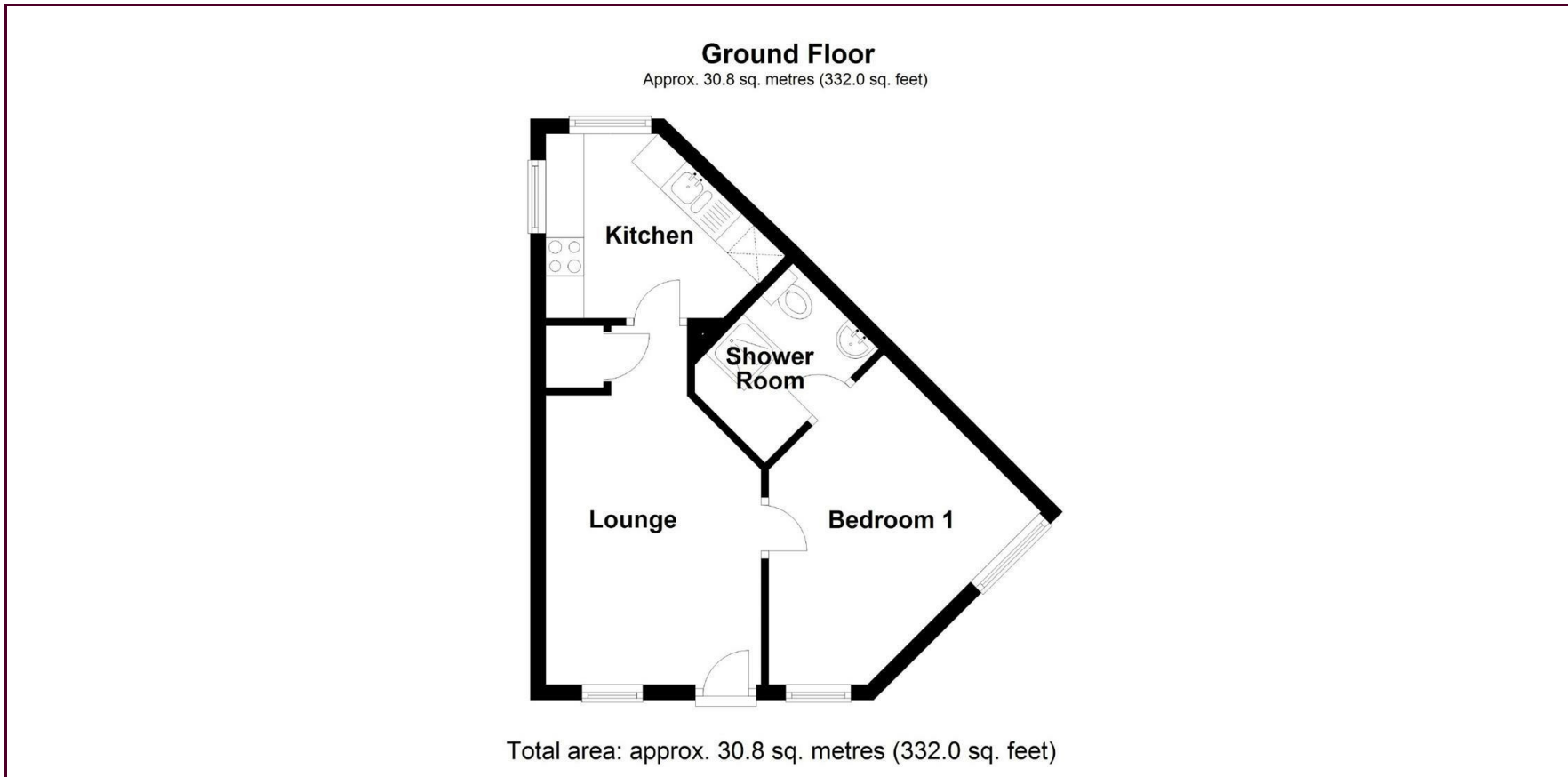
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Draft Details**

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

**Mortgage Information**

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

**Property Valuations**

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

**Viewing Arrangements**

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

