



Lonsdale, Wolverton, MK12 5FR



**82 Hamilton House Lonsdale
Wolverton
Milton Keynes
MK12 5FR**

50% Shared Ownership £125,000

A rarely available large 3 bedroom apartment overlooking the Grand Union Canal, offered on a 50% shared ownership scheme.

The property is located on level 3 (with lift) of this award-winning development on the edge of Wolverton, next to the Grand Union Canal & Wolverton railway station - offering links to London Euston and the North.

The apartment has spacious accommodation including 3 bedrooms- the master bedroom with an en-suite shower room, an additional bathroom and a large open plan living room/ kitchen/ dining room with a range of appliances and doors to a large balcony overlooking the Grand Union Canal.

This award-winning Canal-side development is located close to Wolverton town centre with extensive shops, cafes and restaurants including an on-site Tapas bar and restaurant. It benefits from secure allocated parking in the gated multi-storey car park.

- 50% Shared Ownership - Monthly Rent £459.93
- Large Open Plan Living Room/ Dining Room/ Kitchen
- Large Balcony Directly Overlooking the Canal
- 3 Large Bedrooms
- Master Bedroom with En-suite Shower Room
- Additional Bathroom
- Secure Gated Allocated Parking
- Canal-side Location & Next to Rail Station to Euston
- VACANT- NO ONWARD CHAIN





Locating The Apartment

On approaching the development by road, Hamilton House is the first block on the left. Use the second external entrance door for the block - that is located in the cul-de-sac closest to the canal and footbridge. Take the lift or stairs to level 3. Exiting the lift, go through the first set of doors and turn left. No 82 is just a few footsteps at the end of the corridor.

The Accommodation

On entering the apartment you are met with a spacious entrance hall which has a corridor leading to the living room, a large walk in cupboard/ drying room with the heating and hot water boiler, and doors to all rooms.

The property has a large open plan living/ dining/ kitchen area. The living room and dining areas have glazed French doors with glazed side panels opening to the balcony and with fabulous views over the Grand Union Canal. Plenty of space for sofas, dining room table etc. The kitchen, located to the rear of the room, has a range of units to floor and wall levels with worktops, sink unit and an integrated gas hob, extractor hood and double oven. Washing machine and side-by-side fridge freezer are available should you require.

Bedroom 1 is a large double bedroom with plenty of space for wardrobes, etc. with a window overlooking the canal. The ensuite shower room has a white suite comprising WC, wash basin and double sized shower cubicle. Tiled floor and walls and a large wall mounted mirror.

Bedroom 2 is a double bedroom with a window overlooking the canal.

Bedroom 3 is a double bedroom with the window overlooking the canal.

The bathroom has a white suite comprising WC, wash basin and a bathroom with a mixer tap shower over. Tiled floor and walls and a large wall mounted mirror.

Outside Space

A private balcony measures 28ft long (8.5m) and is paved. Glass balustrade allowing for fabulous views over the Grand Union Canal below.

Parking

It has secure multi-storey parking via remote gated access, with an allocated parking space located on Level 3 - bay 142 (far end of level 3)

Heating

The property has gas to radiator central heating.

The Development & Communal Areas

This award-winning development comprises mainly of apartments and is located on the edge of Wolverton – situated between the Grand Union Canal and Wolverton railway station. There is an on-site Tapas cafe/restaurant/bar and just a short walk away there is an extensive range of grocery shops, restaurants and pubs.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: Around 108 years remaining - Started in 2007

with a lease of 125 years

Monthly Rent Payable £459.93 for the remaining 50%

Annual Service Charge: £1988 = £165.66 per month.

Local Authority: Milton Keynes Council

Council Tax Band: C

Location - Wolverton

The historic Victorian railway town of Wolverton offers extensive facilities associated with a town to include a 24 hour Tescos, Lidl and ASDA in addition to a wide range of shops. Commuters are well served with Wolverton train station offering access into London Euston. In recent times a new leisure centre has been constructed with swimming pool. For those that enjoy outdoor pursuits just across the Stratford Road are miles of public walks along the Grand Union Canal over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony Stratford.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

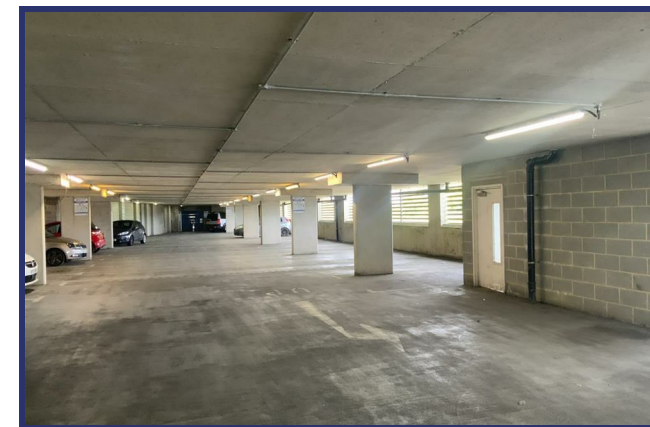
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

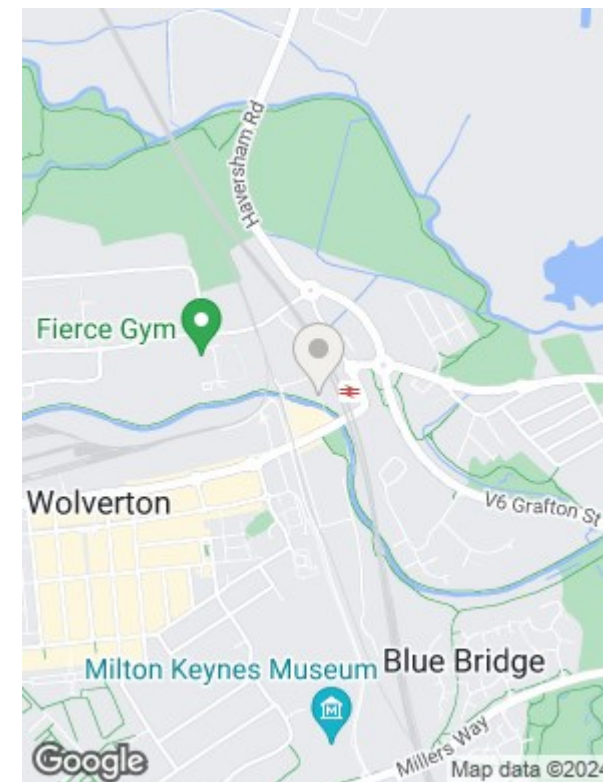
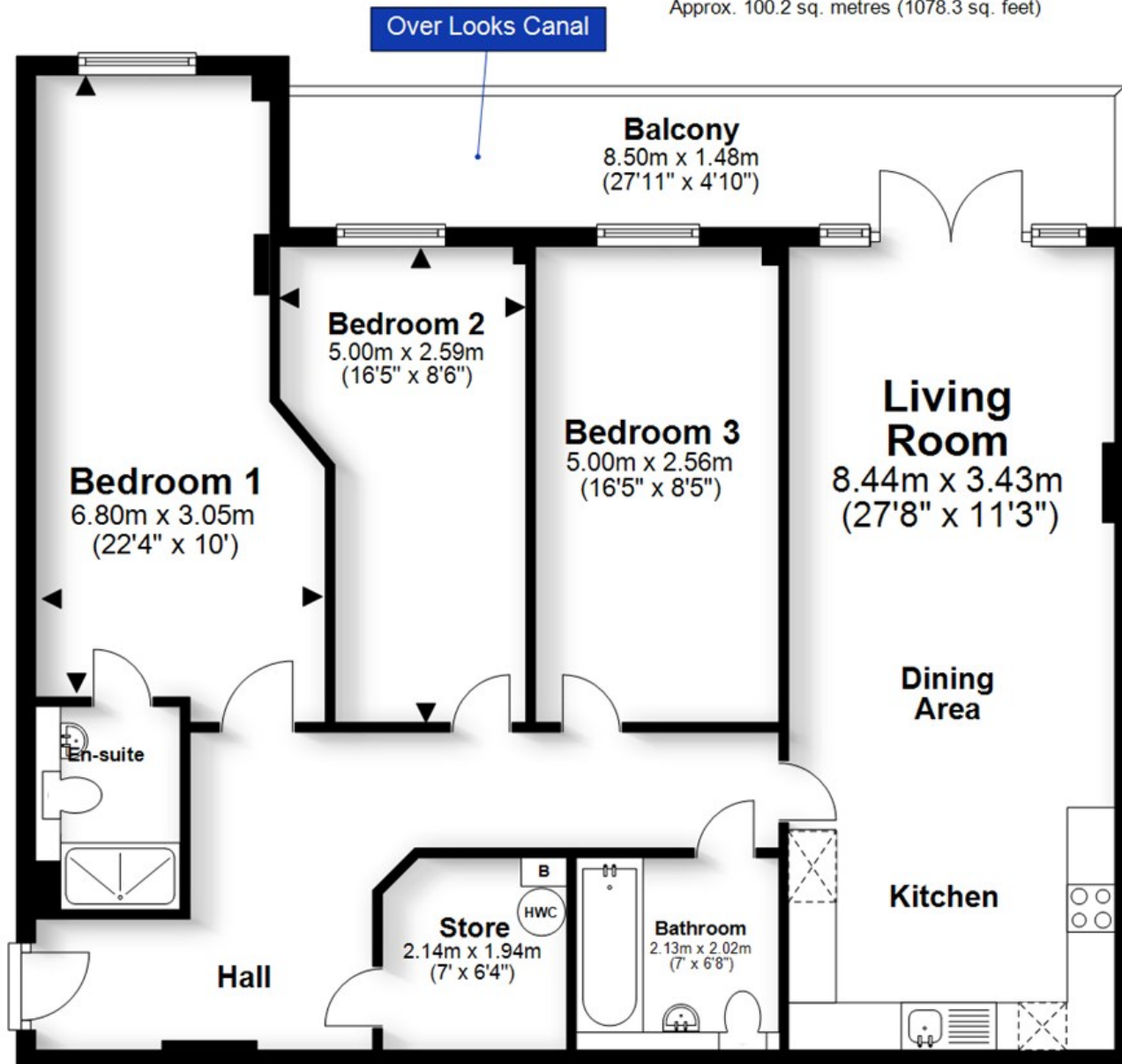
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





Level 3

Approx. 100.2 sq. metres (1078.3 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

📞 01908 561010

✉️ stony@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



Total area: approx. 100.2 sq. metres (1078.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

