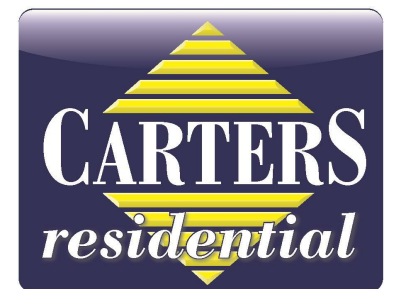




Thompson Street, Milton Keynes, MK13 0EF



46 Thompson Street
New Bradwell
Milton Keynes
Buckinghamshire
MK13 0EF

£198,000

At over 1,000 ft.² in size this large 3 bedroom coach house apartment offers exceptional value for money.

The property has a private ground floor entrance with the majority of the accommodation set on the first floor, comprising; entrance porch and hall, a large lounge/dining room, fitted kitchen, 3 bedrooms, a bathroom and a cloakroom. Out side is a courtyard garden and parking.

The apartment is offered for sale with no onward chain and can be sold with either vacant possession or with the benefits of a tenant in situation - as you desire.

It is conveniently located within a short walking distance of shopping facilities in both New Bradwell and Oakridge Park and a comfortable walking distance of Wolverton Railway Station and some beautiful Riverside & Canal-side parkland.

- Large Coach House Apartment
- 3 Bedrooms
- Large Lounge/ Dining Room
- Separate Fitted Kitchen
- Bathroom & Cloak Room
- Lots of Useful Storage Space
- Walk to Shops
- Walk to Wolverton Rail Station
- CHAIN FREE





Ground Floor

A front door opens to the entrance porch which has a large storage cupboard and a door to the entrance hall. The entrance hall has two further storage cupboards and stairs to the first floor accommodation.

First Floor

The stairs rise into a small lobby area with a door to the lounge/ dining room, which is a large L shaped room with windows to the front and rear, door to the inner hall and open doorway to the kitchen.

The kitchen has a range of units to floor and wall levels with worktops a sink unit and an integrated gas hob and electric oven. Space for appliances.

The inner hall has two storage cupboards and doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with a built-in wardrobe.

Bedroom 2 is a double bedroom located to the rear with a built-in wardrobe.

Bedroom 3 is a single bedroom located to the front.

The bathroom has suite a comprising bath and wash basin, and an adjoining separate cloakroom has a WC and wash basin – both rooms have windows to the rear, and may be able to be knock in to one larger bathroom.

Outside

The property has a gated courtyard garden, laid with concrete, with an exterior storage cupboard and access to the carports. There are some lovely nearby canal-side and river side walks and parkland.

Cost/ Charges/ Property Information

Tenure: Leasehold - Freeholder Milton Keynes Council
 Length of Lease: In 2024 there is round 85 years to run - we await exact detail;

Annual Ground Rent £10 per year

Annual Service Charge: Around £480 per year. Service charge review period - yearly

Local Authority: Milton Keynes Council

Council Tax Band: A

Location - New Bradwell

New Bradwell is a small town of mainly Victorian and Edwardian buildings located on the Northern fringe of Milton Keynes . Most homes in New Bradwell are

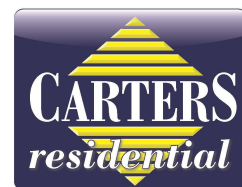
located within a short walk of the small High Street with an assortment of shops and food establishments for all of your day to day needs. The grand union canal runs to the southern edge and the north is bordered by miles of Buckinghamshire countryside with attractive walks, some along the riverside. The main line rail station in Wolverton to London (Euston) and the North is located just 10 minutes walk (approximate) from the western end of New Bradwell.

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 under take 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

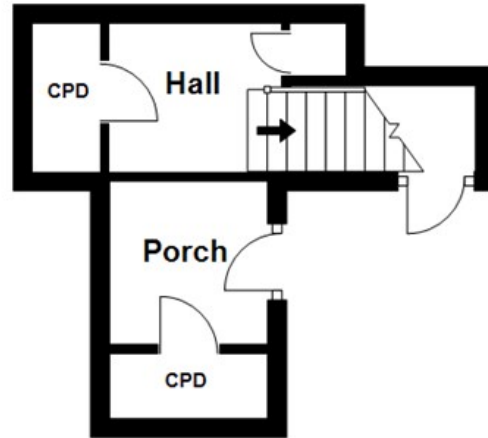
Disclaimer

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.



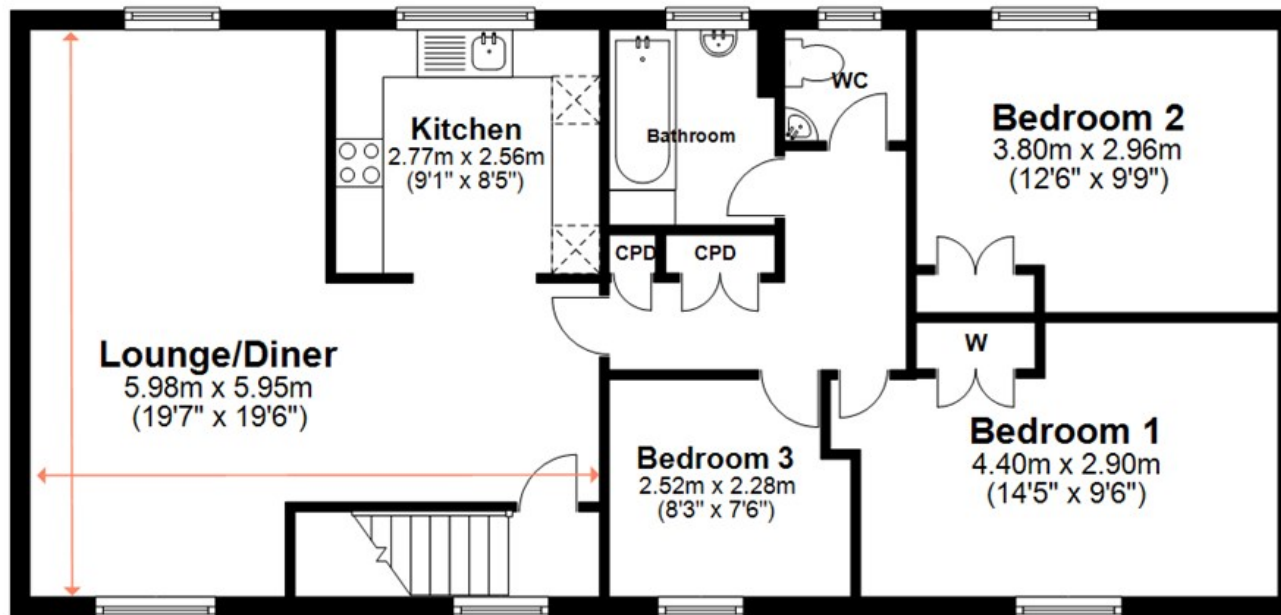
Ground Floor

Approx. 8.7 sq. metres (94.0 sq. feet)



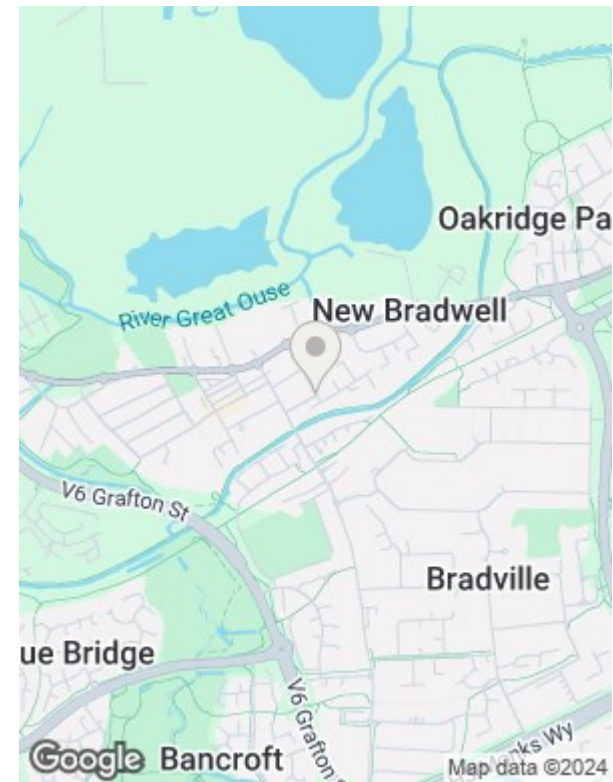
First Floor

Approx. 86.0 sq. metres (925.3 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.



Viewing Arrangements

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

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

