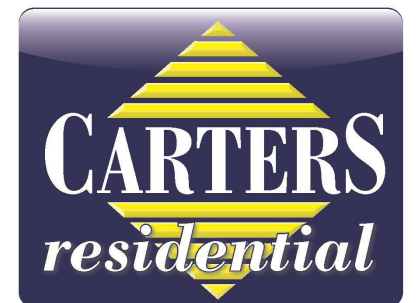




Hamilton House, Wolverton, MK12 5FR



**85 Hamilton House
Wolverton
Milton Keynes
MK12 5FR**

£230,000

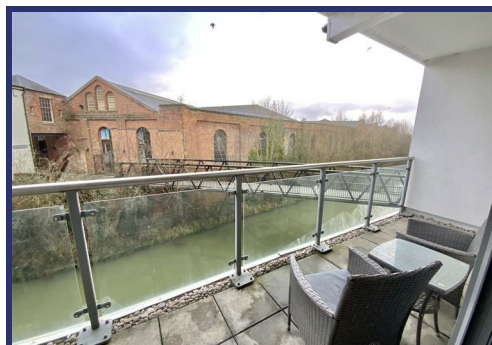
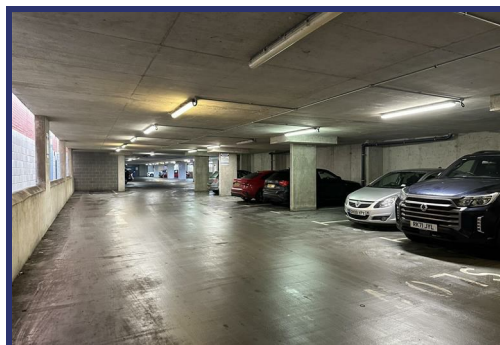
A large 2 bedroom apartment on an award winning development with balcony overlooking the Grand Union Canal,

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 2 larger bedrooms- the master bedroom with an en-suite shower room, an additional shower room 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.

- Large 2 Bedroom Apartment
- Award Winning Development
- Next To Wolverton Railway Station (to Euston)
- Close to Shops - On Site Cafe & Bar
- Directly Overlooks Grand Union Canal
- 2 Large Bedrooms
- Large Open Plan Living Space
- 2 Shower Rooms
- Large Private Balcony





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 next to the canal and footbridge.

Take the lift or stairs to level 3.

Accommodation

The front door opens to a spacious entrance hall which has doors to all rooms and plenty of space for shoes, coats etc.

The property has a large open plan living/dining/kitchen area. The living room has glazed French doors with glazed side panels opening to the balcony with lovely views directly over the grand union canal. There is space for a dining table. The kitchen has a range of units to floor and wall levels with worktops, sink unit and integrated appliances to include a gas hob, tractor hood, electric oven, fridge/freezer, washing machine and dishwasher.

Bedroom 1 is a large double bedroom with a window overlooking the Grand Union Canal. An en-suite shower room has a modern white suite comprising wall mounted WC, wall mounted wash basin and a double sized shower cubicle. Wall mounted mirrored cabinets. Tiled and floor and walls.

Bedroom 2 is a double bedroom with the window overlooking the Grand Union Canal.

A shower room has a white suite comprising wall mounted WC, wall mounted wash basin and a double sized shower cubicle. Tiled floor and walls and wall mounted mirrored bathroom cabinets.

Outside Space

The spacious balcony has glazed balustrade and directly overlooks the Grand Union Canal and some of the historic railway buildings.

The property is conveniently located just a short walk to the local tapas café, Wolverton's extensive shops and facilities to include the mainline railway station. There is a short walk to the Secret Garden - a lovely place to enjoy on a summers evening!

Parking

Secure gated parking. The property has a allocated parking space on the same level, space number 161 which is close to the entrance door

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: 125 year lease from 01/01/2007, currently making around 107 years left.

Annual Ground Rent £ Nil

Annual Service Charge: The current annual charge is £2457.62 which breaks down to £204.80 per month. This is for service charges, general maintenance and includes water bills.

Local Authority: Milton Keynes Council

Council Tax Band:

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 out door 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 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

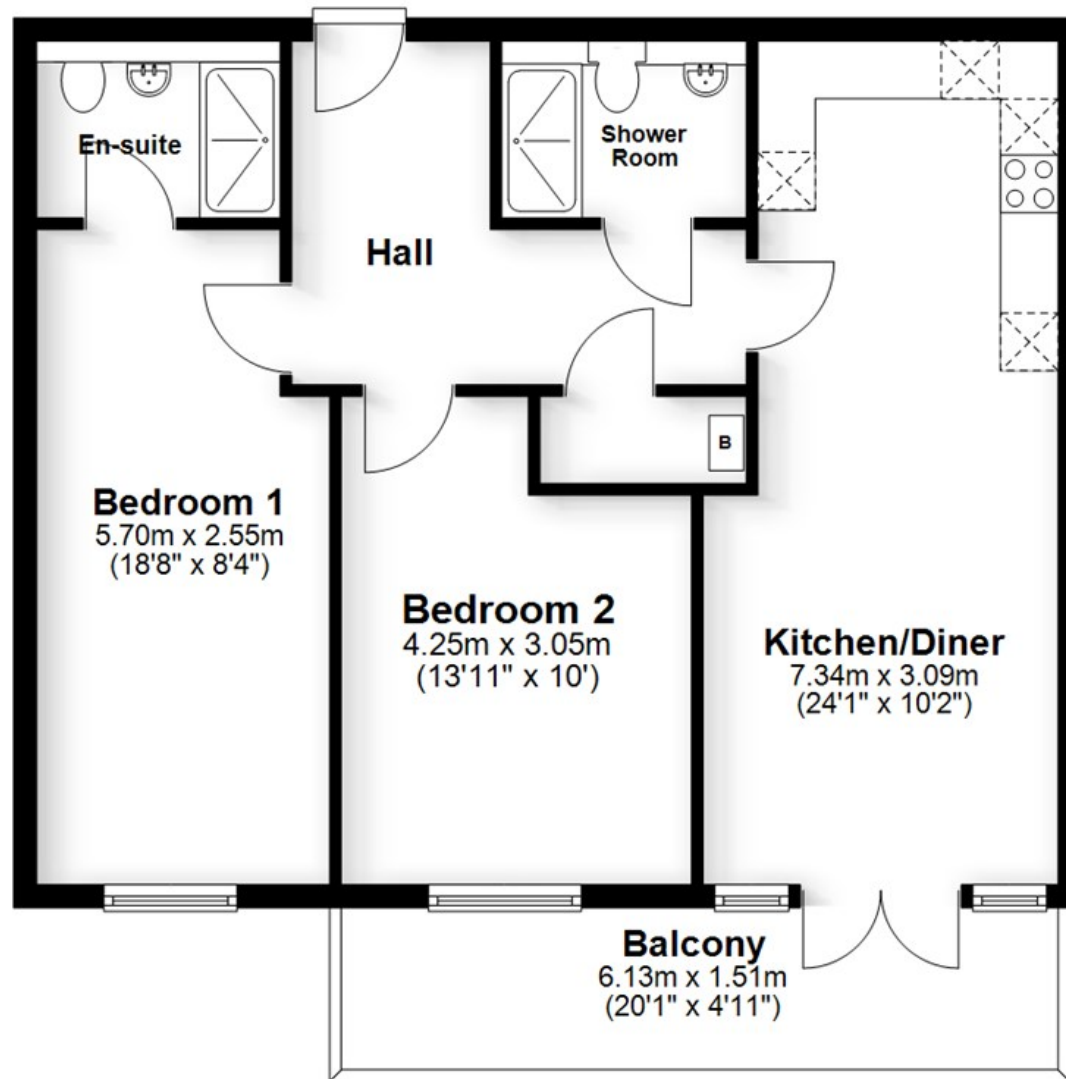
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





Located on Level 3

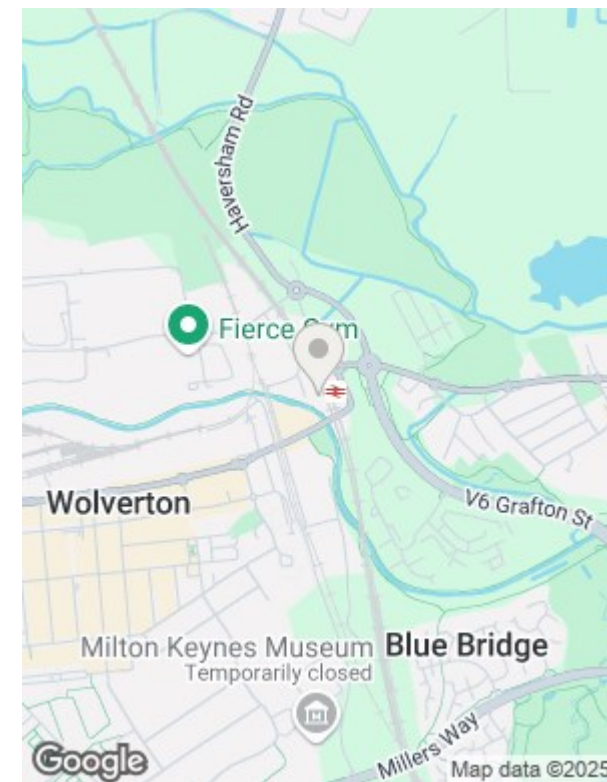
Approx. 71.3 sq. metres (767.0 sq. feet)



Total area: approx. 71.3 sq. metres (767.0 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

01908 561010

stony@carters.co.uk

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

