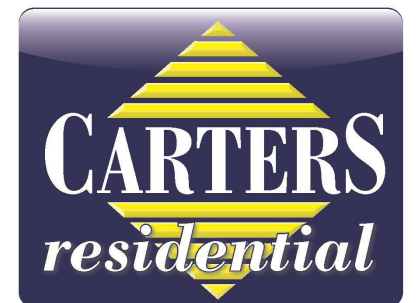




Bridge Street, New Bradwell, MK13 0DP





**13 Bridge Street  
New Bradwell  
Milton Keynes  
MK13 0DP**

**£195,000**

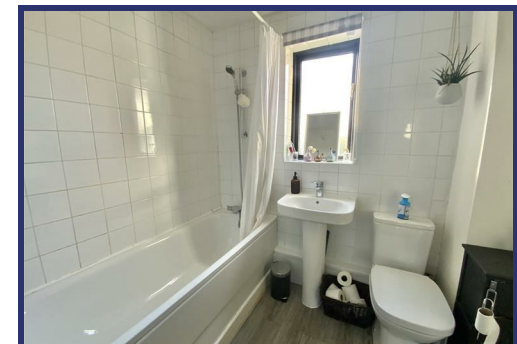
**A 2 bedroom ground floor canal-side apartment with private patio and enclosed shared gardens within walking distance of local schools, shops, a canal-side pub, and Wolverton railway station with frequent services to London Euston, Milton Keynes Central, and Birmingham International and Birmingham New Street.**

The accommodation comprises an outer hallway with storage cupboard, inner hallway with doors to 2 bedrooms and a bathroom, kitchen opening onto large living/dining room with doors to a private patio and communal gardens alongside the Grand Union Canal.

The apartment is located on a modern development, just a short walk to the local school, a number of shops and comfortable walk to Wolverton Railway Station with trains to London Euston, Birmingham, and beyond.

Offered for sale chain free.

- Canal-side Location
- Ground Floor Apartment
- 2 Double Bedrooms
- Large Living/ Dining Room
- Separate Kitchen
- Modern Development
- Communal Gardens
- Close to Shops, Schools, & Station
- Off Street Parking for 2 Cars
- CHAIN FREE SALE







### Floor Plans & Room Sizes

The property has angular and an irregular shaped rooms - the dimensions on the property particulars and floor plan should be treated as approximate, and are generally taken at the maximum points.

### Accommodation

An outer hallway serves just this apartment and has doors to both apartment and an under stairs storage cupboard across the hall.

The inner entrance hall has doors to all rooms.

The apartment has a large living/dining space with patio doors and window opening onto a private patio and communal gardens. Door to the kitchen.

The kitchen has a range of units to floor and wall levels with roll top work surfaces, sink unit and integrated gas hob, extractor hood and electric oven. Space for other appliances and a window to the front. Gas central heating boiler.

Bedroom 1 is a double bedroom with a window overlooking the gardens.

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

The bathroom has a suite comprising a WC, wash basin and a bath with mixer tap shower over. Large storage cupboard.

### Outside

Accessed from the living room through sliding doors onto a private patio, the lawned communal gardens and additional patio are fully enclosed by hedging and fencing with gated access, and are adjacent to the Grand Union Canal.

### Parking

Off-street parking for 2 cars

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 125 year lease from 2020 = around 120 years to run.

Annual Service Charge: Around £1260 per annum or £105 per month - includes Ground Rent and Buildings Insurance.

Local Authority: Milton Keynes Council

Council Tax Band: B

### 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.

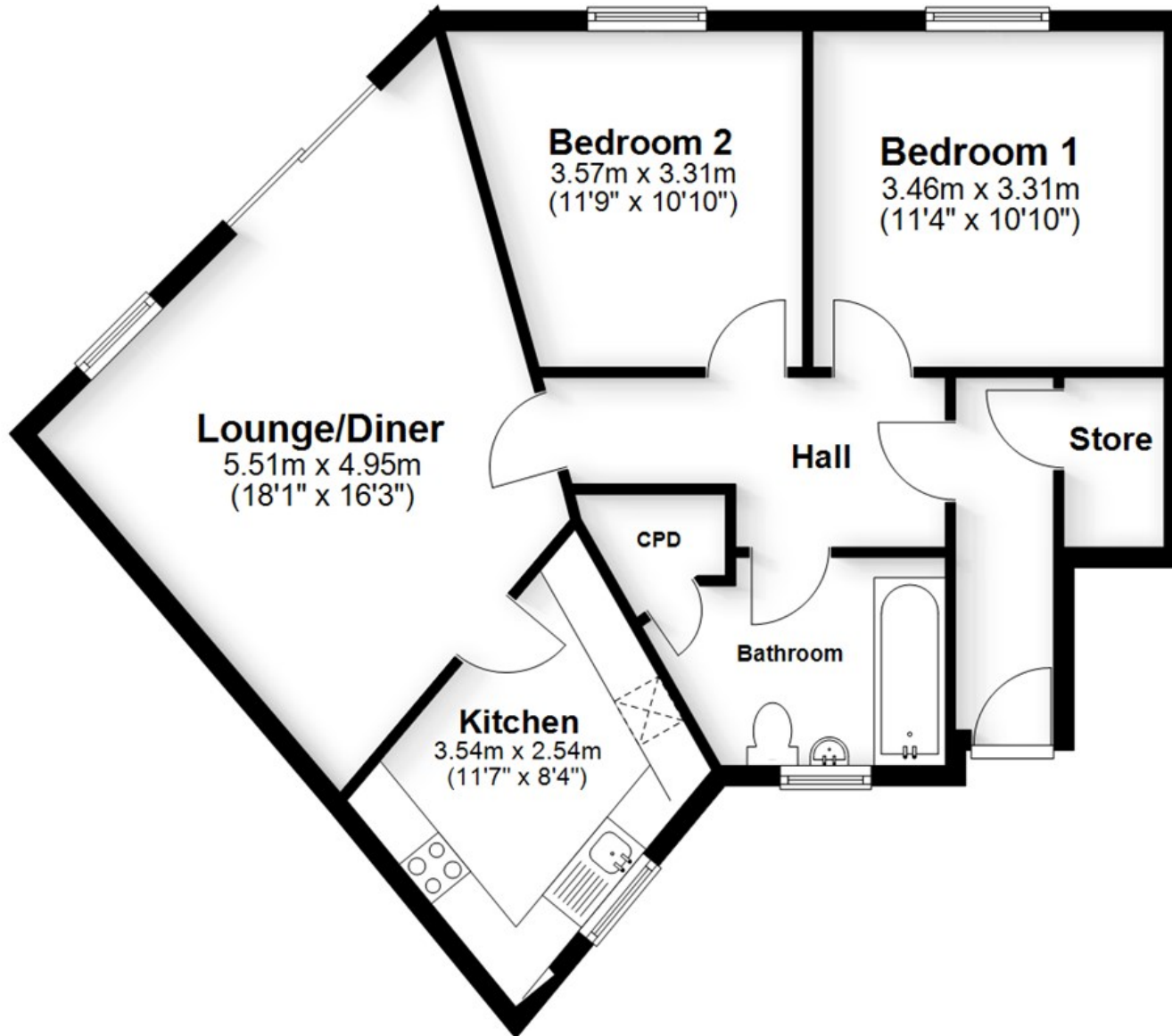






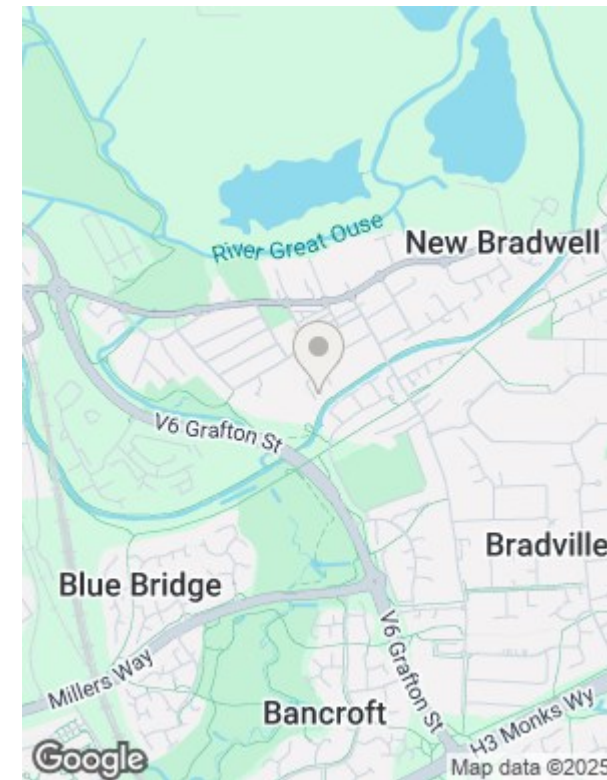


## Ground Floor



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	

