



Woolmans, Milton Keynes, MK11 2BA





55 Woolmans  
Fullers Slade  
Milton Keynes  
MK11 2BA

**£125,000**

**A one bedroom first floor flat which requires refurbishing throughout.**

The property has spacious accommodation comprising an entrance hall, large living/dining room, kitchen, utility area, large bedrooms and a bathroom.

Outside the property has a driveway with carport and parking.

The property requires refurbishment and would make a great blank canvas to create a perfect home or rental investment opportunity.

It is located within the walking distance of local shops and a comfortable walk of Stony Stratford High Street. Chain free sale.

- First Floor Apartment
- Large Living/ Dining Room
- Kitchen
- Double Bedroom
- Requires Modernisation
- Great Project Investment or First Home
- CHAIN FREE SALE







### **Accommodation**

Covered external stairs rise to the landing with a front door to the accommodation.

The entrance hall has doors to all rooms and a cupboard.

A lounge/dining room is a large room with a window to the rear and an open to the kitchen.

The kitchen has units to floor and wall levels and sink unit. Window to the front and door to a utility area. The utility area has a window to the front.

Bedroom 1 is a double bedroom located to the rear.

A bathroom has a WC, wash basin and bath, window to the front.

### **Outside**

Off road parking to the front with carport.

### **Cost/ Charges/ Property Information**

Tenure: Leasehold. Lease 125 years for 1991 so around 91 years to run

Freeholder: Milton Keynes Council

Annual Ground Rent: £0

Annual Service Charge: Estimate for 2025/2026 is £93.16 monthly or £1,117.92 annually.

Local Authority: Milton Keynes Council

Council Tax Band: A

No current gas supply connected - but gas meter which is currently capped off.

EICR (Electrical Installation Condition Report) - valid til 23/12/2029

EPC - valid till 12 /10 /2033 - rating D

### **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

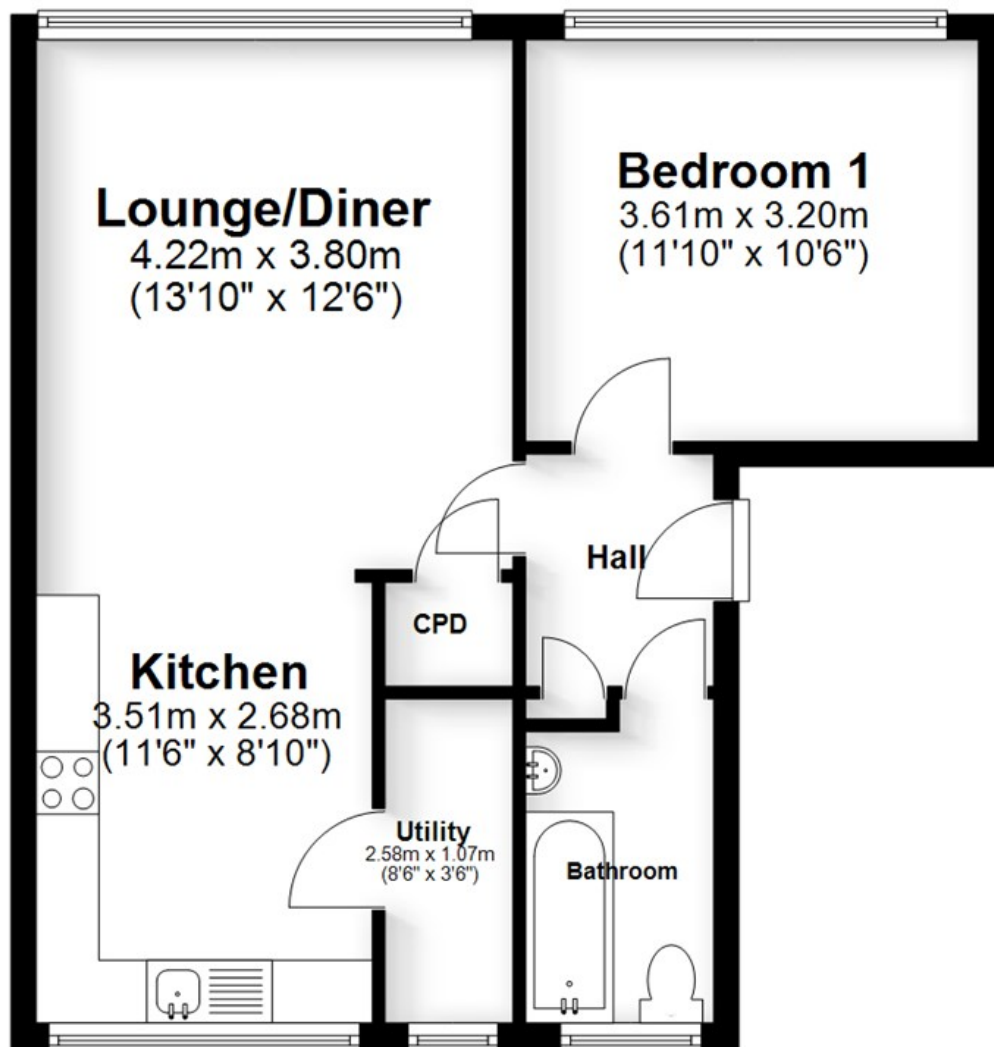
### **Disclaimer**

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.



## First Floor

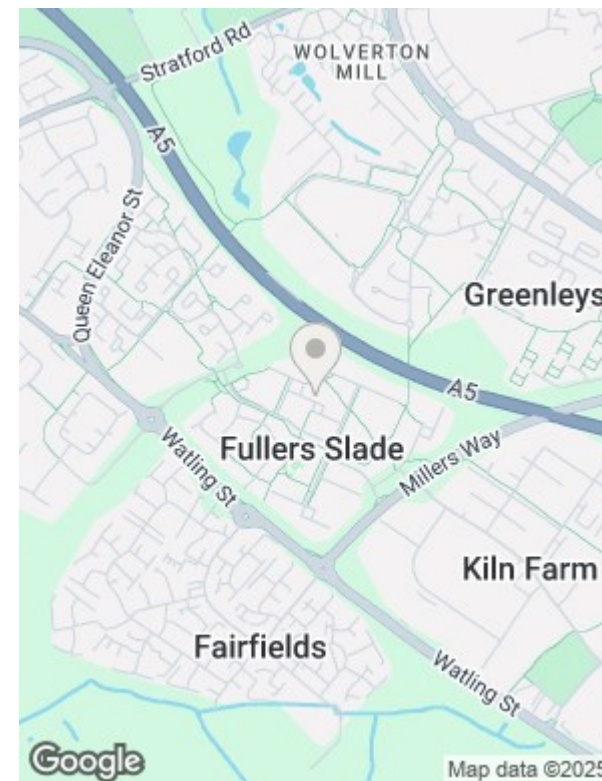
Approx. 49.0 sq. metres (527.1 sq. feet)



Total area: approx. 49.0 sq. metres (527.1 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	

