



Stratford Road, Milton Keynes, MK12 5FS



284 Stratford Road  
Wolverton  
Milton Keynes  
MK12 5FS

£220,000

**A well presented two double bedroom first floor apartment in the desirable location of Wolverton. It is ideally situated close to a range of shops, amenities and road links. The train station at Wolverton provides express services into London.**

The spacious accommodation comprises; entrance hall, large lounge/dining room, kitchen, two double bedrooms, bathroom and en-suite to Bedroom 1. There is allocated parking for one car.

- Two Double Bedrooms
- En-suite to Bedroom One
- Large Open Plan Living Space
- First Floor
- Allocated Parking
- Close Proximity to Wolverton Train Station
- Bathroom with Bath & Shower Over
- Council Tax B
- Purpose Built Flat (2013)





### Communal Entrance

The entrance hall is well kept and stairs rise to the first floor where the apartment is located.

### Accommodation

The entrance hall has doors to all rooms. Large Storage/airing cupboard.

### Lounge/Dining Room

A large open plan lounge/dining room, UPVC double glazed windows to front and rear aspects. Double glazed door with Juliet balcony. The good sized living space also provides enough space for an office area, perfect for working from home.

### Kitchen

The kitchen area has a range of units to floor and wall levels with worktops and an integrated gas hob, extractor hood and electric oven. Space for a fridge/freezer and washing machine. 1 1/2 bowl sink.

### Bedroom One

A double bedroom located to the front with an ensuite shower room. The shower room comprises WC, wash basin and shower cubicle.

### Bedroom Two

Another good sized double bedroom, used as a dressing area by the current owners.

### Bathroom

The bathroom has a white suite comprising WC, wash basin and a bath with shower and glass screen over.

### Parking

The property has an allocated parking space.

### Heating

The property has gas to radiator central heating controlled via a hive system.

### Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 125 Years from 2011, approximately 110 years remaining.

Annual Ground Rent: £340

Annual Building Insurance: £334.83

Annual Service Charge: £1560, £130 paid monthly.

Local Authority: Milton Keynes Council

Council Tax Band: B (£1,827.67)

### 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

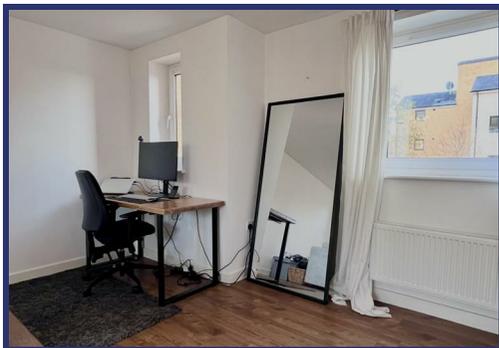
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

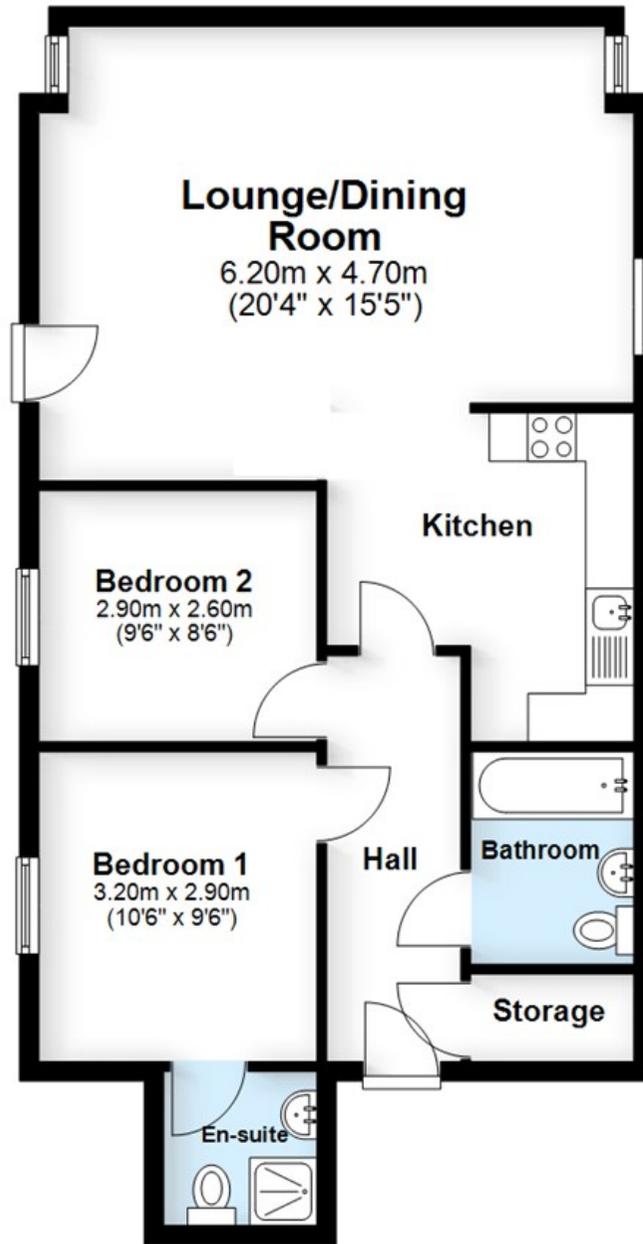
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### 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.

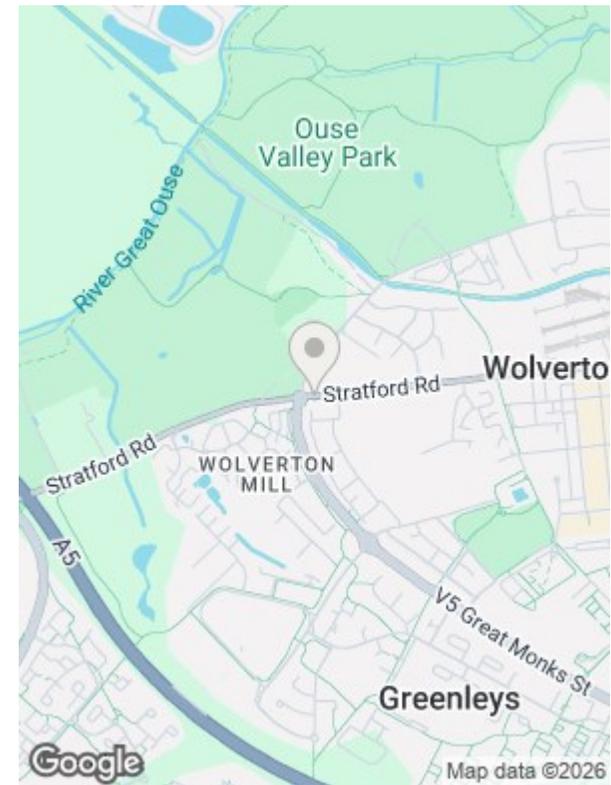


**Ground Floor**  
Approx. 68.5 sq. metres (737.4 sq. feet)



Total area: approx. 68.5 sq. metres (737.4 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		84	84
(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	

