



**Connells**

Franklins Croft  
Wolverton MILTON KEYNES



## Property Description

\*\*\*WELL PROPORTIONED ONE BEDROOM GROUND FLOOR FLAT WITH FENCED GARDEN AND NO UPPER CHAIN\*\*\*  
Located in the popular area of Wolverton, with easy access to transport links, schools and local amenities, Connells are proud to bring to market this ground floor flat. GREAT FIRST TIME BUYER OR IDEAL FOR INVESTMENT.

The accommodation briefly comprises; entrance hallway, kitchen, living room, one bedroom and bathroom. Externally, there is residents parking along with a fenced front garden mainly laid to lawn and with outdoor shed.

Old Wolverton offers great transport links to the A5 as well as the A508 to Northampton and the A422 to Buckingham. It is just a stone's throw from idyllic local beauty hotspots such as Stony Stratford and Floodplain Forest Nature Reserves, the Grand Union canal and Ouzel Valley Park as well as famous pubs and restaurants in Stony Stratford. Junction 14 of the M1 motorway is approximately 7 miles and Milton Keynes Central Railway Station is around 4 miles away. The nearest railway station is Wolverton, just 1 mile, for services to London Euston, Milton Keynes, Northampton, and Birmingham. Milton Keynes railway station, (on the same line), is the nearest station for access to fast trains to London, intercity and cross-country services.

## Entrance Hall

Large storage cupboard. Radiator.

## Living Room

18' x 11' 4" ( 5.49m x 3.45m )

Double glazed window and door to garden. Radiator.

## Kitchen

8' 7" x 8' 3" ( 2.62m x 2.51m )

Fitted with base and eye level units with complimentary worktop over. Stainless steel sink and drainer. Space for appliances. Double glazed window to front aspect.Boiler.

## Bedroom 1

17' 7" x 8' 5" into wardrobe ( 5.36m x 2.57m into wardrobe )

Double glazed window to front aspect. Radiator.

## Bathroom

Walk in shower. Low Level w.c., wall mounted wash hand basin. Radiator. Extractor fan.

## Outside

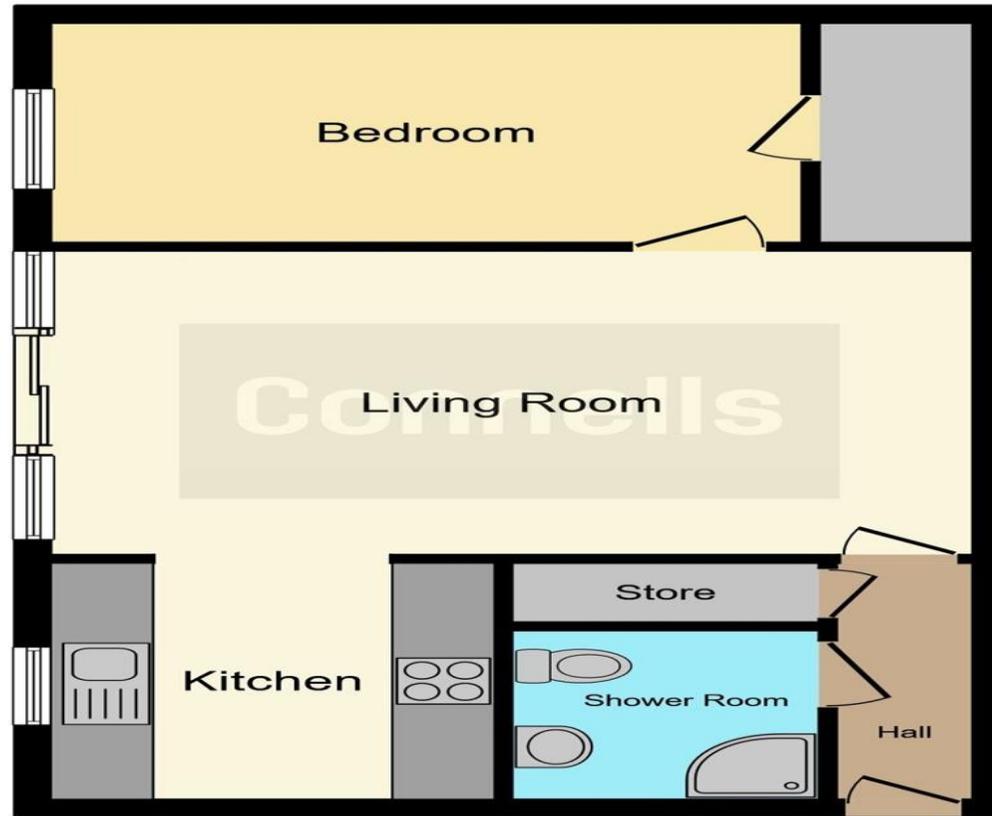
## Front Garden

Fenced front garden. Mainly laid to lawn with outdoor shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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82 High Street Stony Stratford  
 MILTON KEYNES MK11 1AH

EPC Rating: D Council Tax  
 Band: A

Service Charge:  
 1770.87

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSD307532](http://connells.co.uk/Property/SSD307532)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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