

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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London Road, Stony Stratford, Milton Keynes, MK11 1JH
£2,300.00 PCM

A charming three-bedroom Victorian terraced home, offering spacious accommodation, character features and a fantastic enclosed rear garden, situated in the popular market town of Stony Stratford. This attractive late Victorian property combines period charm with practical living space, making it an excellent opportunity for tenants seeking a characterful home in a convenient location. The property features three bedrooms, two bathrooms, an open-plan sitting and dining room, a fitted kitchen and a converted cellar providing additional entertaining space. The ground floor comprises an entrance hall leading into a welcoming sitting room, which opens into the dining area. Both rooms retain attractive character features, including stripped wooden floorboards, picture rails and fireplaces. The recently fitted kitchen offers a range of floor and wall units, an oven, a four-ring gas hob and an extractor fan, along with plumbing for a washing machine and space for a fridge freezer. On the first floor, there are three bedrooms, a shower room and a separate three-piece family bathroom. There is also a further room in the loft, featuring Velux windows and useful eaves storage. Externally, the property benefits from a fully enclosed rear garden, laid mainly to lawn with mature shrub borders, a patio area and a paved pathway. A gate provides access to the off-street parking area via a service road. The full cellar, currently used as an entertaining and games room, provides valuable additional space. Situated in Stony Stratford, the property is within reach of a variety of local shops, restaurants, banks and other amenities, as well as leisure facilities and schools. EPC Rating E/Council Tax Band C. AVAILABLE NOW. £2300PCM. A Holding deposit of £500 is required to reserve this property (based on the advertised rent). Deposit payable: £2653.84 Minimum tenancy term: 12 months.



Material Information

DEPOSIT INFORMATION:

A Holding deposit of £500 is required to reserve this property (based on the advertised rent).
Deposit payable: 2653.84

EPC RATING: E
COUNCIL TAX BAND: C

BROADBAND/MOBILE COVERAGE: Standard 20Mbps, and Ultrafast 5500 Mbps broadband available. 4G inside likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom)

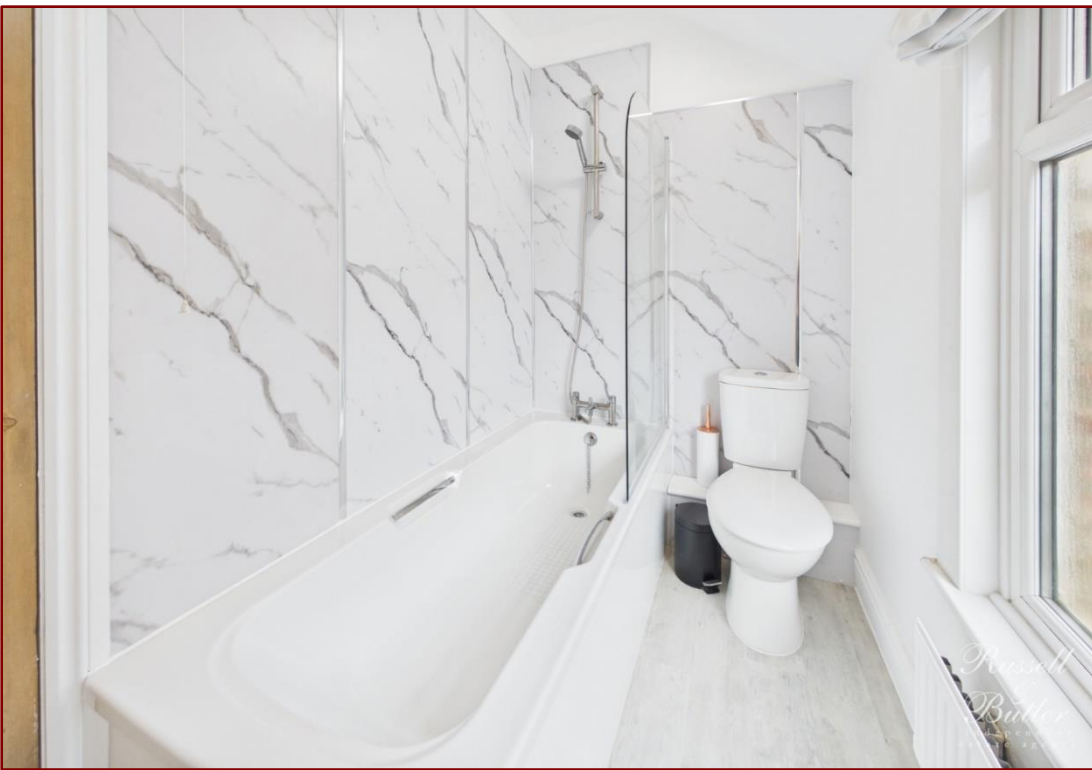
UTILITIES: All mains supplies connected. Utilities payable by tenant.
FURNISHING STATUS: Unfurnished
HEATING SOURCE: Gas
FLOOD RISK FROM RIVER: Very low
RIGHTS & RESTRICTIONS: N/A

BUILDING SAFETY: N/A
PLANNING PERMISSION: N/A
COALFIELD/MINING AREA: N/A
SEWERAGE: Mains Drainage connected

NEW ASSURED PERIODIC TENANCIES (APTs) SIGNED ON OR AFTER 1 JUNE 2019Holding Deposit (per tenancy): One week s rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Security Deposit (per tenancy. Rent under £50,000 per year): Five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy. Security Deposit (per tenancy. Rent of £50,000 or over per year): Six weeks rent. This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). Variation of Contract (Tenant s Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord s instructions as well as the preparation and execution of new legal documents. Change of Sharer (Tenant s Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord s instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. Early Termination (Tenant s Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord s costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		







independent
estate agents

Floor -1



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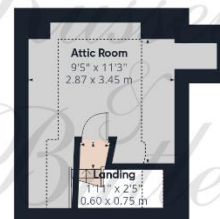
Floor 0



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estate agents



Floor 1



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Floor 2

Approximate total area⁽¹⁾

1391 ft²
129.3 m²

Reduced headroom

73 ft²
6.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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