



Wodell Drive, Wolverton Milton Keynes MK12 5FT

welcome to

Wodell Drive, Wolverton Milton Keynes

This property is being sold CHAIN FREE adding to its appeal for prospective buyers and only 1 mile from Wolverton Station, 1 mile from Stony Stratford Town Centre, 10 minutes drive to Centre Milton Keynes and within walking distance to Ouse Valley Park and Nature reserve.



Welcome to this charming two bedroom flat located in the desirable area of Wolverton, Milton Keynes. This well-presented property offers a perfect blend of modern living and comfort, making it an ideal home for first-time buyers, couples, or investors alike.

The flat boasts two generous double bedrooms, providing ample space for rest and relaxation. The master bathroom is well-appointed, ensuring convenience and comfort for all residents.

The kitchen area is seamlessly integrated into the living space, making it ideal for modern living. It is designed for both functionality and style, ensuring that cooking and dining experiences are enjoyable. The spacious open-plan living and dining area that is bathed in natural light, thanks to the dual aspect windows. This inviting space is perfect for entertaining or relaxing with family and friends. The living area also features a delightful Juliet balcony, offering a lovely view and a breath of fresh air.

This property is being sold chain-free, adding to its appeal for prospective buyers. With a lease length of over 100 years, you can enjoy peace of mind and long-term ownership.

In great condition throughout, this flat is ready for you to move in and make it your own. Don't miss the opportunity to own this lovely home in a vibrant community.

Entrance Hall:

Open Plan Living:

Lounge/Diner:

20' 3" x 14' 2" (6.17m x 4.32m)

Kitchen:

11' x 6' 8" (3.35m x 2.03m)

Bedroom One

10' 2" x 9' 7" (3.10m x 2.92m)

Bedroom Two:

9' 7" x 9' 1" (2.92m x 2.77m)

Bathroom:

Outside:



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- NO UPPER CHAIN
- TWO DOUBLE BEDROOM UPPER FLOOR FLAT
- OPEN PLAN LIVING
- CLOSE TO TRAIN STATION
- ALLOCATED CAR PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1256.00

Ground Rent: 340.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2011.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£210,000



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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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