



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.

Entrance Hall:

Radiator, storage cupboard and doors to:

Open Plan Living:

Lounge/Diner:

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

Two radiators, double glazed window to side and rear aspects and Juliet balcony.

Kitchen:

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

Fitted with a range of units to both base and eye level and worksurfaces over, sink with mixer taps over, built in oven with gas hob and extractor fan over, built in washing machine, space for fridge freezer and double glazed window to rear aspect.

Bedroom One

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

Radiator and double glazed window to front aspect.

Bedroom Two:

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

Radiator and double glazed window to front aspect.

Bathroom:

White suite comprising: Bath with tap and shower head over, WC, wash hand basin and radiator.

Outside:

Allocated car parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

Wodell Drive, Wolverton Milton Keynes

- CHAIN FREE
- TWO DOUBLE BEDROOM TOP FLOOR APARTMENT
- OPEN PLAN LIVING WITH INTEGRATED APPLIANCES WITHIN KITCHEN
- 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.

offers in excess of

£195,000



view this property online brownandmerry.co.uk/Property/STS108126



Property Ref:

STS108126 - 0012

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01908 562011



stonystatford@brownandmerry.co.uk



65 High Street, MILTON KEYNES,
Buckinghamshire, MK11 1AY



brownandmerry.co.uk