



Ousebank Way, Milton Keynes, MK11 1LA



**Flat 2**  
**Calverton House Ousebank Way**  
**Stony Stratford**  
**Milton Keynes**  
**MK11 1LA**

**Offers Over £250,000**

**A 3 bedroom, two story apartment located in Calverton House, an imposing detached Victorian property with shared gardens of approaching one third of an acre plus parking.**

Calverton House is an imposing detached Victorian property, set in gardens approaching one third of an acre. The building is divided into four properties - with Flat 2 being the only two story property and located to the rear of the building.

Flat 2 comprises a spacious entrance hall and cloak cupboard, imposing living room with a 3.39 m high ceiling, French doors and fireplace, inner lobby, utility area, kitchen/dining room and a ground floor bathroom. On the first floor, there are three good size bedrooms. It has an adjoining brick built outbuilding. The property requires modernisation.

Calverton House is located on a sought after street close to both the town centre and some picturesque river sidewalks.

- Two Storey Apartment
- 3 Bedrooms
- Large Living Room
- Kitchen/ Dining Room
- Lobby & Utility Rooms
- High Ceilings
- Large Communal Grounds
- Requires Modernisation
- CHAIN FREE SALE





### Ground Floor

The front door opens to a spacious entrance hall which may suit as a study area or offers plenty of space for hanging of coats et cetera. Separate cloak cupboard has shelving.

The living room is an imposing room with its 3.39 m high ceiling, French doors opening to the gardens, fireplace with brick surround, and cupboard built in to the chimney breast recess. Door to the inner lobby.

An inner lobby has window to the rear, part glazed dividers to a utility area which has an under stairs cupboard and a door to the bathroom.

The bathroom has a WC, wash basin and shower bath. Window to the side.

A kitchen/ dining room has some wooden units, wooden worktops, and a butler sink. Windows to the front and rear, door to the gardens.

### First Floor

A butterfly staircase has split with stairs to each side of the property.

Bedroom 1 is a large double bedroom with a large window complete with window shutters overlooking the gardens, and a high ceiling at around 3 m in height. Varnished floorboards.

Bedroom 2 has a window over looking the gardens. Built in water. Access to the loft.

Bedroom 3 is a double bedroom with Windows to front.

### Outside

Calverton House has shared gardens of approaching one third of an acre, made up of gardens laid with lawns and planting plus a parking area. The gardens are enclosed by combination of brick walls, fencing, and shrubbery. Grounds have the shared use of the four apartments.

Adjoining brick built outbuilding (see floor plan - outbuilding square area excluded from the floor plan)

Shared parking between the four properties.

### Heating

The property has gas to radiator central heating.

### Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

### Cost/ Charges/ Property Information

Tenure: Leasehold - On a new 175 year long lease to 1st January 2200

Annual Ground Rent £0

Annual Service Charge: (to be confirmed).

Local Authority: Milton Keynes Council

Council Tax Band:

### 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 under take 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.

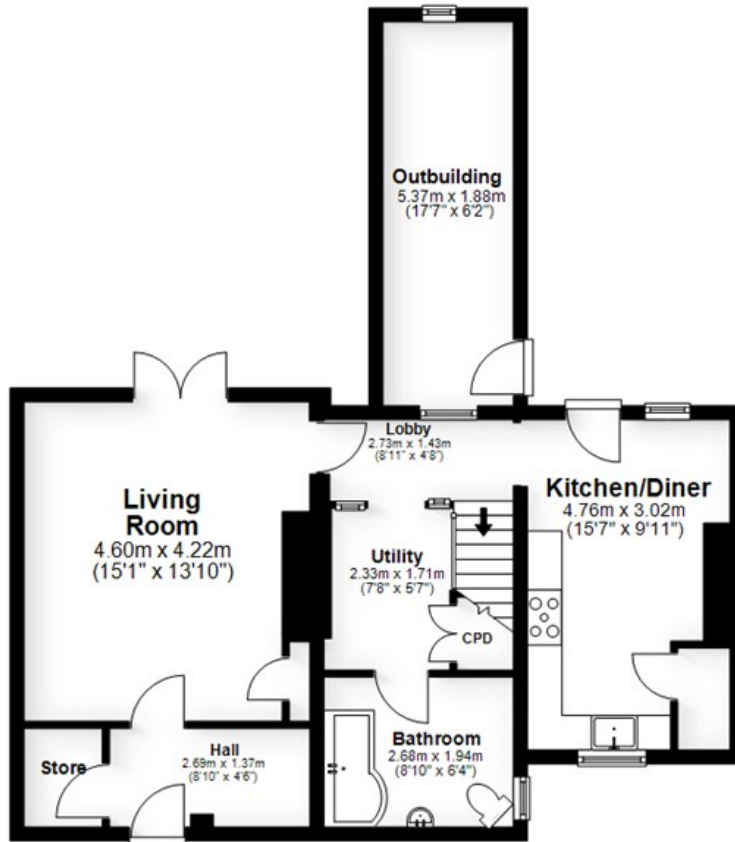
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

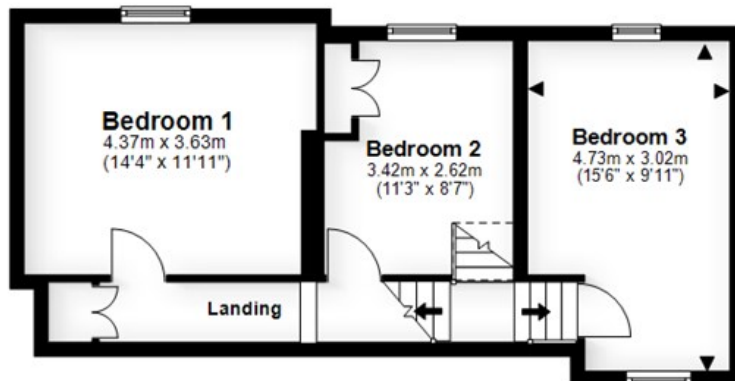
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



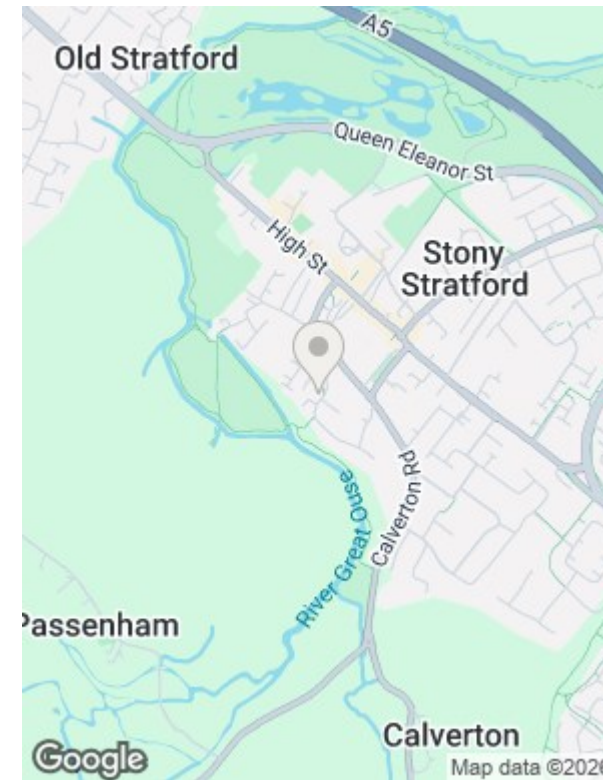
### Ground Floor



### First Floor



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

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📍 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

