



Fegans Court, Milton Keynes, MK11 1LS



**15 Fegans Court  
Stony Stratford  
Milton Keynes  
MK11 1LS**

**£250,000**

**A well presented ground floor apartment – one of just two ground floor corner apartments - with a private balcony, located on this popular retirement development.**

This sought after ground floor apartment benefits from a recently re-fitted kitchen, modern shower room, and has been redecorated in recent times. It comprises a hall, lounge/dining room, fitted kitchen, 2 bedrooms and a shower room. Outside it has a private balcony.

Fegans Court is a sought after retirement development of around forty properties set around a central courtyard with beautifully landscaped and well maintained grounds. The apartments are designed for those of 60 years of age and over. Fegans Court has a professional on site scheme manager during office hours and a communal summer house which hosts regular activities and events for residents. Fegans Court is a short flat walk to Stony Stratford town centre with it's extensive shopping facilities.

- RETIREMENT DEVELOPMENT FOR OVER 60's
- SOUGHT AFTER GROUND FLOOR APARTMENT
- 2 BEDROOMS
- LOUNGE/ DINING ROOM
- RE-FITTED KITCHEN
- MODERN SHOWER ROOM
- PRIVATE BALCONY
- COMMUNAL GARDENS & SOCIAL ROOM
- SHORT WAKL TO TOWN CENTRE
- CHAIN FREE SALE





### Accommodation

The exterior front door opens into the entrance hall which has two storage cupboards and doors to all rooms.

A large lounge/dining room has a window, and patio doors opening onto the balcony. There is plenty of space for sofas, chairs and a dining table.

The kitchen has a range new range of units fitted in recent times to floor and wall levels with worktops and a sink unit. Integrated electric hob and space for two other appliances. Window to the rear with an attractive outlook.

Bedroom 1 is located to the rear with an attractive outlook and has a built-in double wardrobe.

Bedroom 2 has two windows to the rear.

The shower room has been replaced in recent times with a modern white suite comprising; W.C, wash basin and a double size walk-in shower unit. Tiled walls and window to the front.

### Private Balcony & Communal Gardens

The private rear balcony has space for a table and chairs, overlooks the gardens and has 4 steps down to the communal gardens.

Fegans Court is well known for it's beautifully landscaped and immaculately kept grounds centered around the central courtyard with lawns to the perimeter.

### Fegans Court Parking

There is private parking available to residents, some of which are under a covered carport. Parking is not allocated.

### Fegans Court

Fegans Court is warden assisted with the warden being available on week days. There is a summer house/lounge hosting regular activities and events and provides a place for residents to socialise. The town centre of Stony Stratford is a short walk away with extensive shopping facilities.

NOTE: All prospective purchasers must attend an interview with a Home Group representative who manage the site. An application form must be completed to confirm eligibility to purchase the property and we can help will arrange this on your behalf.

### Heating

The property has all electric 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.

Length of Lease: 99 years from 1st July 1988.

Annual Service Charge: £258 per month / Around £3096

Per Annum. Service charge review period (yearly)

Local Authority: Milton Keynes Council

Council Tax Band: C

### 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

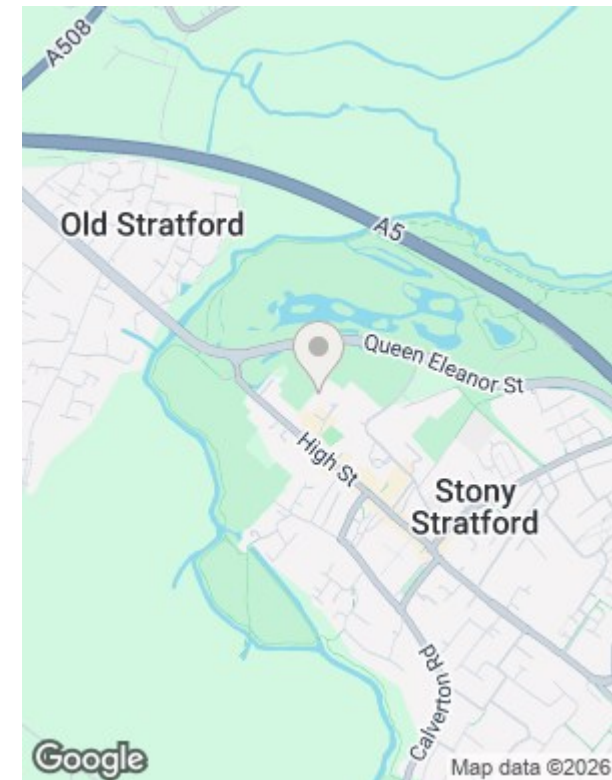
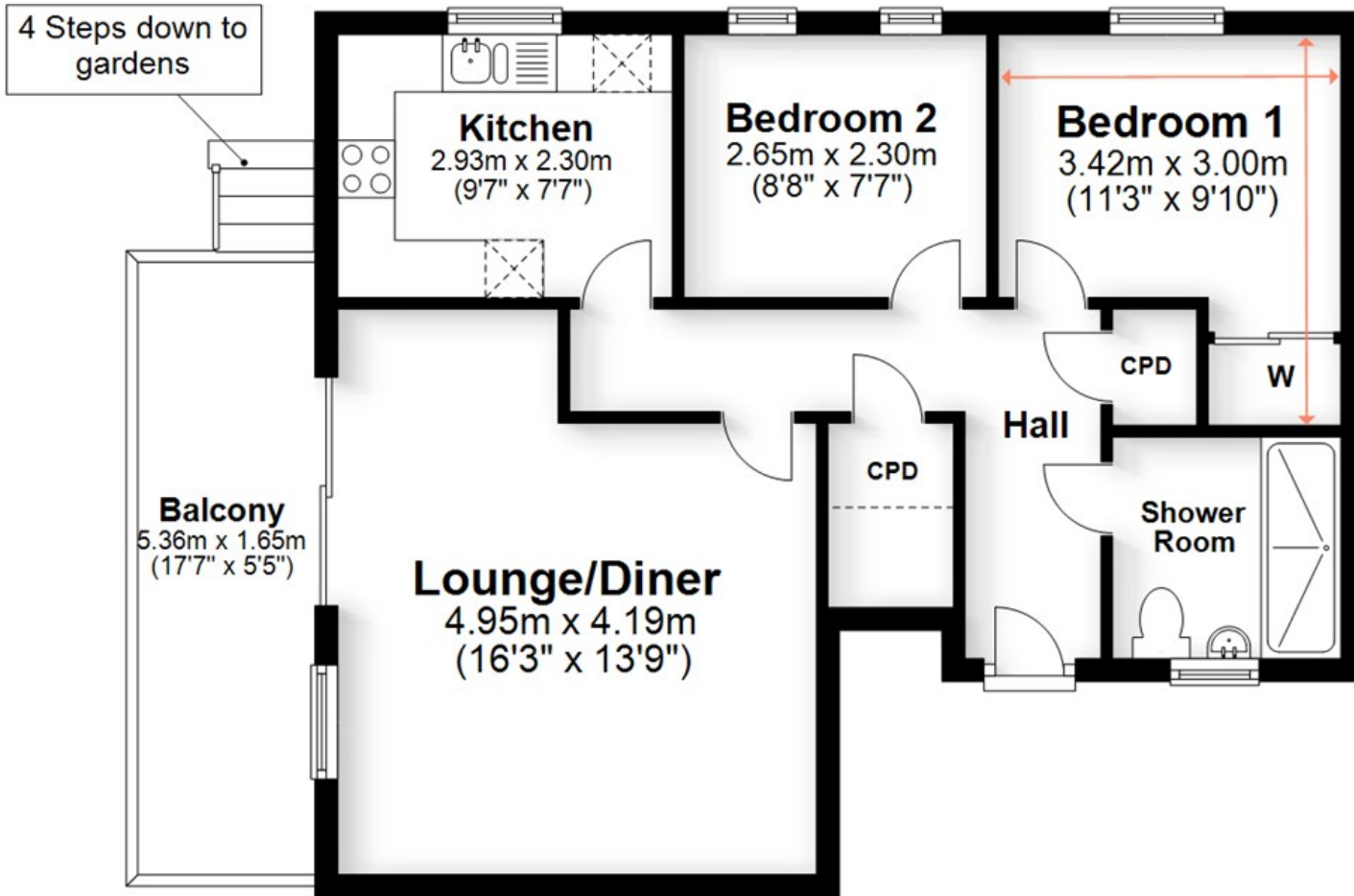
### Disclaimer

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

Approx. 51.0 sq. metres (548.9 sq. feet)



### Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

Total area: approx. 51.0 sq. metres (548.9 sq. feet)

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.



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

