



Connells

Boundary Crescent
Stony Stratford Milton Keynes

Boundary Crescent Stony Stratford Milton Keynes MK11 1DE

for sale guide price
£135,000



Property Description

Situated in the popular market town of Stony Stratford, this two-bedroom maisonette presents a fantastic opportunity for investors, developers or buyers looking for a renovation project.

The property comprises a reception room, kitchen, two bedrooms and bathroom and is in need of refurbishment throughout. Offering plenty of scope for improvement, this is an ideal opportunity for a buyer looking to modernise a property to their own taste and potentially add value.

Located within sought-after Stony Stratford, the property benefits from convenient access to the town's excellent range of shops, cafés, pubs, restaurants and local amenities.

Viewing is recommended to appreciate the potential this property has to offer.

Auctioneer's Comments

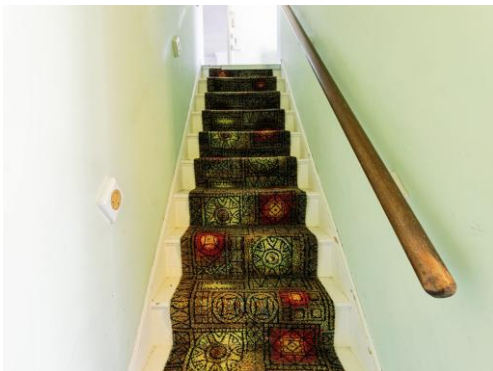
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable

consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Area

The property is situated in the popular market town of Stony Stratford, known for its historic character and bustling High Street. The town offers a great selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities.

Stony Stratford is also well positioned for access to Milton Keynes and the surrounding areas, making it a popular location for a wide range of buyers. Combining local character, useful amenities and convenient transport connections, it provides an attractive setting for both homeowners and investors.

Lounge

Kitchen

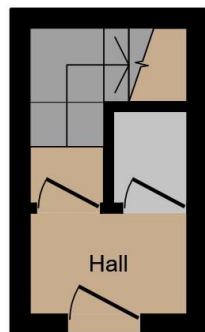
Bathroom

Bedroom

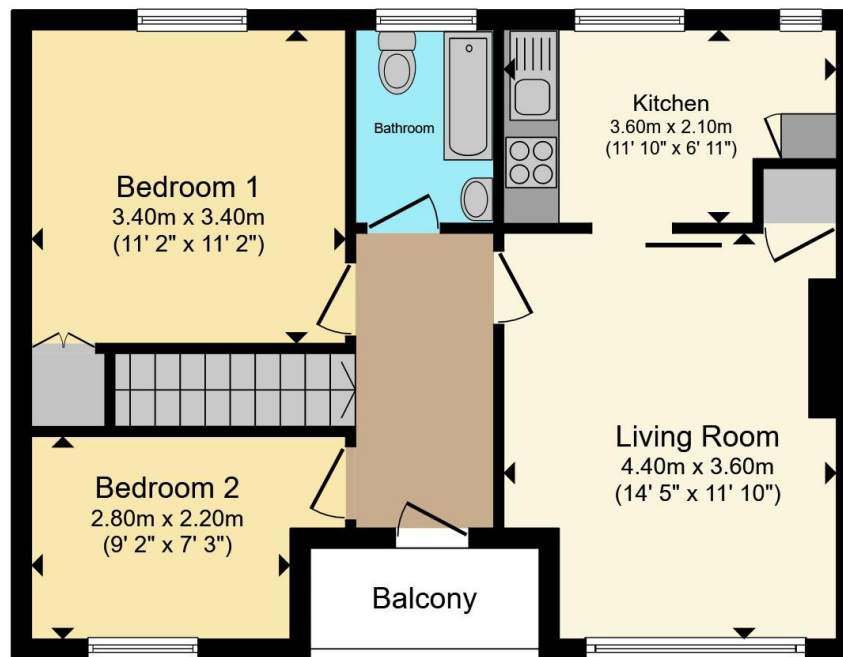








Ground Floor



First Floor

Total floor area 59.2 m² (637 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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82 High Street Stony Stratford
MILTON KEYNES MK11 1AH

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSD308011

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Nov 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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