



28 Norbrek, Two Mile Ash, Milton Keynes, MK8 8AT



Not to scale. For illustrative purposes only



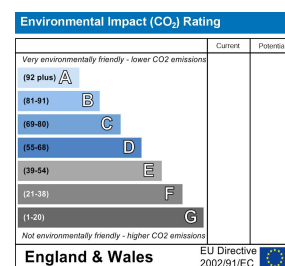
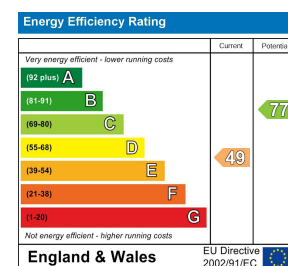
Auction Guide £60,000

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****

A fantastic investment opportunity presenting a vacant first-floor studio apartment offering a 120-year lease with 77 years remaining. Conveniently located within a five-minute drive to Milton Keynes central this property is situated in the heart of Two Mile Ash overlooking the local park. The accommodation is accessed via a communal entrance hall and comprises bedroom/lounge, kitchen, dressing area and shower room. There is parking to the front and access to local amenities with a bus service running from the end of the road. The property was previously let on an assured shorthold tenancy generating £600 p.c.m producing £7,200 per annum which gives a 12% yield.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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COMMUNAL ENTRANCE HALL

Entered via a part glazed door there are stairs rising to the first floor where there is access to this property

LOUNGE/BEDROOM

15'03 x 8'08

Window to the front there are doors to:-



KITCHEN

8'11 x 6'02

Fitted with a range of floor and wall-mounted cabinets with a wood effect worktop and tiled splashback. There are space for appliances and a fridge/freezer with a window to the front elevation.



DRESSING ROOM

8'11 x 7'01

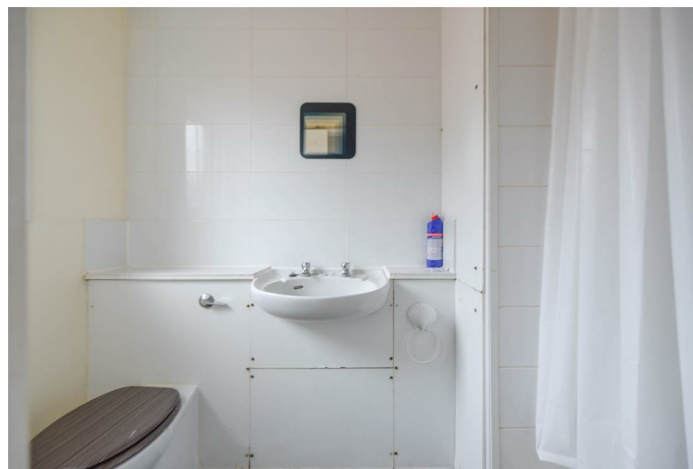
With storage and door to:-



SHOWER ROOM

8'09 x 4'01

Suite comprising tiled shower, WC and hand wash basin with a window to the side elevation.



OUTSIDE

PARKING

There is communal parking to the front and one allocated space as per the title plan,

SERVICES

Please refer to Legal Pack



TERMS OF THE LEASE

A term of 120 years from 01/01/1982 with 77 years remaining.

Ground Rent of £148 per annum

Communal Electric charge £4.12 every quarter

Insurance contribution £296.19

PLEASE REFER TO THE LEGAL PACK FOR CLARIFICATION AS STATED CHARGES ARE BASED ON INFORMATION PROVIDED BY THE SELLER.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.



BUYERS PREMIUM CHARGE

The purchaser will be required to pay an administration charge of £1,800 (£1500 Plus VAT)

BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

COUNCIL TAX

Milton Keynes City Council - Band A

For further information on viewing call 01908 030127