



Fegans Court, Milton Keynes, MK11 1LS



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

**£190,000**

**A 2 bedroom first floor apartment (with private stair lift) on this popular retirement development, for those 60 years old and over, in an attractive settings, located just off the town centre.**

The apartment comprises a hall with stair lift, landing, lounge/dining room, fitted kitchen, 2 bedrooms and a shower room.

Fegans Court is a popular and pleasant retirement development of around 40 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 manger during office hours and a communal summer house which hosts regular activities and events for residents. Fegans Court is a short flat walk to fabulous and vibrant Stony Stratford town centre with its extensive shopping and other facilities.

- Retirement Living for Those Aged 60 & Over
- 2 Bedrooms
- Large Living Room/ Dining Room
- Shower Room
- Separate Kitchen
- Lovely Communal Gardens & Parking
- Views Over Bowling Green & Tennis Courts
- First Floor Apartment with Stair Lift
- Just Off Town Centre
- CHAIN FREE SALE





#### Ground Floor

Front door opens to private entrance hall which has stairs to the first floor with a stairlift for easy access.

#### First Floor

The first floor landing has access to a loft space, an airing cupboard, skylight window and doors to all rooms.

The property has a lovely large living room with two windows and a skylight overlooking an Orchard and Stony Stratford Bowls Green. A walk-in cupboard has an overhead skylight window.

The kitchen has a range of units to floor and wall levels with worktops, a sink unit and integrated electric oven and hob. Window overlooking stony Stratford Tennis Club Courts.

Bedroom 1 is located to the rear, overlooking Stony Stratford tennis club and has a fitted double wardrobe.

Bedroom 2 has a skylight window to the rear.

The shower room has a suite comprising WC, wash basin with vanity unit and a shower cubicle. Skyline window to the front.

#### Heating

The property has electric heaters and storage heaters.

#### Cost/ Charges/ Property Information

Tenure: /Leasehold

Length of Lease: 99 Years from 1st July 1988 - so around 62 years to run

Annual Ground Rent £ . Ground Rent review period: (year/month)

Annual Service Charge: (to be confirmed). Service charge review period (year/month)

Local Authority: Milton Keynes Council

Council Tax Band: C

#### Fegans Court: General Information

Fegans Court is warden assisted with the warden being available part time on week days - for those aged 60 and over, capable of independent living.

There is a summer house/ residents lounge hosting regular activities and events - it provides a place for residents to socialise.

It is well know for it's beautifully landscaped and immaculately kept grounds, centred around the central courtyard with lawns to the perimeter. The town centre of Stony Stratford is a short walk away with extensive shopping facilities.

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 arrange this on your behalf - please ask.

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

#### 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

#### Location - Stony Stratford

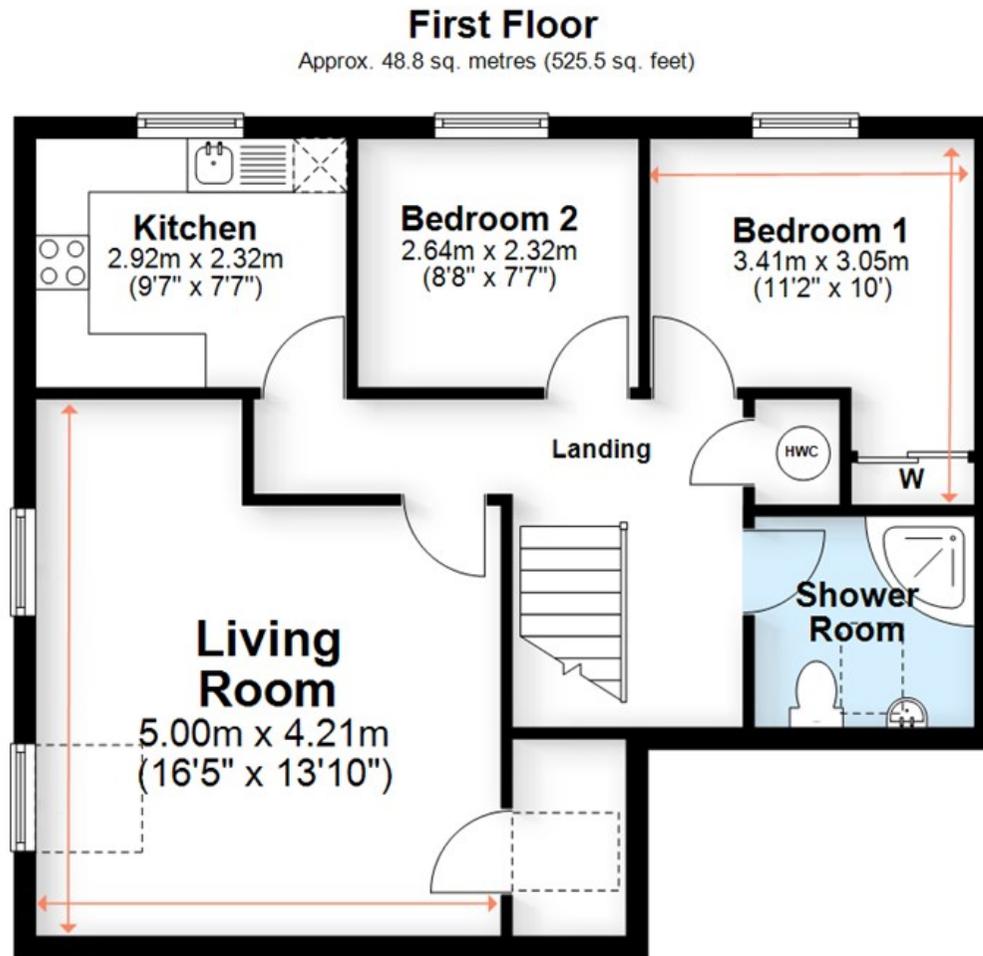
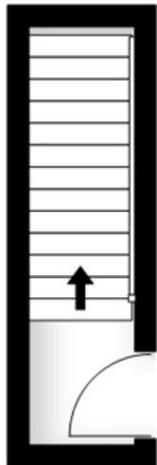
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic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

#### 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.



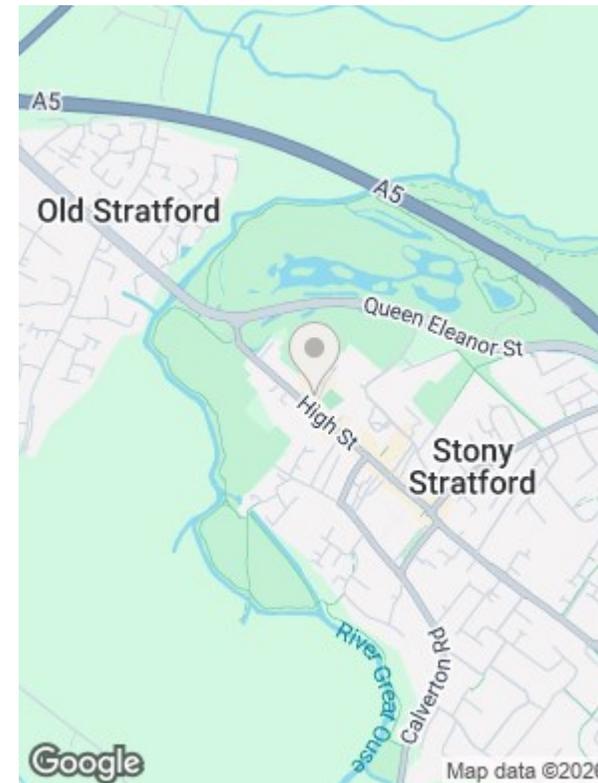
**Ground Floor**  
Approx. 3.9 sq. metres (41.6 sq. feet)



**Total area: approx. 52.7 sq. metres (567.1 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.



**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

