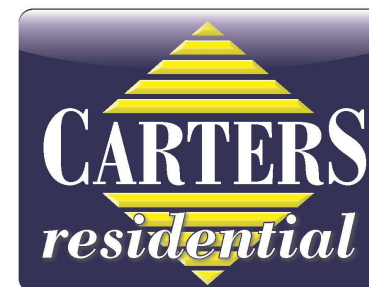




Wolverton Park Road, Milton Keynes, MK12 5FJ



**32 Triangle Building Wolverton Park
Road
Wolverton
Milton Keynes
MK12 5FJ**

£270,000

**A stunning and deceptively spacious two
bedroom duplex apartment.**

The property occupies a canal side setting and is just a few minutes walk from a mainline railway station. The property is a large duplex apartment with accommodation of around 1100 sq ft in size, set on two floors with large rooms throughout comprising; a cloakroom, fitted kitchen, large living/ dining room, landing, two double bedrooms - one with a newly fitted en-suite shower room and a bathroom. The first floor has vaulted ceilings giving a very spacious feel.

The unique courtyard setting offers allocated parking & access to an on-site restaurant . The building sits adjacent to the Grand Union Canal offering the opportunity for fabulous walks and and it is just a few minutes walk to the mainline railway station, a 24-hour Tesco and an extensive range of shops.

- 2 Large Bedrooms
- 2 Bath/ Shower Rooms
- Around 1100 Sq/Ft in Size
- Refitted kitchen with built in appliances
- Allocated Parking spot
- EV Charger
- Canal Side Location
- Close to Railway Station
- Large Living Room





First Floor

The entrance for the property is via the first floor balcony.

The first thing that strikes you on entering the property is how large the entrance hall is - a theme that continues throughout the property. It has stairs to the second floor, a large storage cupboard, and doors to all rooms.

The cloakroom has a white suite comprising WC and wash basin, tiled floor.

The large living/dining room has a window to the rear and plenty of space for sofas and a dining table.

The kitchen has a range of units to floor and wall levels with work tops and an under mounted 1 1/2 bowl sink unit. Integrated appliances include an oven, microwave, electric hob, extractor hood, fridge/freezer, dishwasher, and washing machine. Window to the front.

Second Floor

New carpets have been recently fitted to the second floor. The landing has a high vaulted ceiling with exposed purlins. A large airing cupboard houses the hot water cylinder.

extensive facilities associated with a town to include a 24 hour Tescos, Lidl and ASDA in addition to a wide range of shops. Commuters are well served with Wolverton train station offering access into London Euston. In recent times a new leisure centre has been constructed with swimming pool. For those that enjoy out door pursuits just across the Stratford Road are miles of public walks along the Grand Union Canal over surrounding countryside including riverside walks and a pleasant cross country walk in to Stony Stratford.

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.



Bedroom 1 is a large double bedroom located to the rear with a large industrial style skylight window and a vaulted ceiling. The en-suite shower room has recently been refitted and comprises; WC, wash basin and shower cubicle.

Bedroom 2 is a large double bedroom located to the front with a large industrial style skylight window and a part vaulted ceiling.

The bathroom has a suite comprising WC, wash basin and bath.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 125 Years from 2007, 107 years remaining.

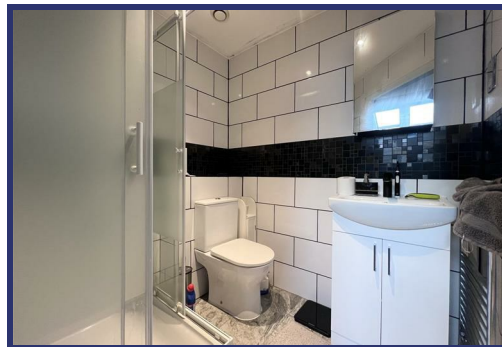
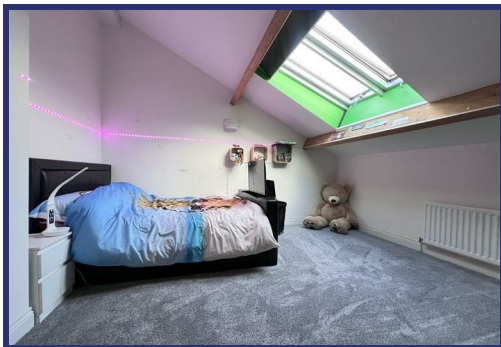
Annual Service Charge- £1330.20 (£665.10 paid every 6 months)

Local Authority: Milton Keynes Council

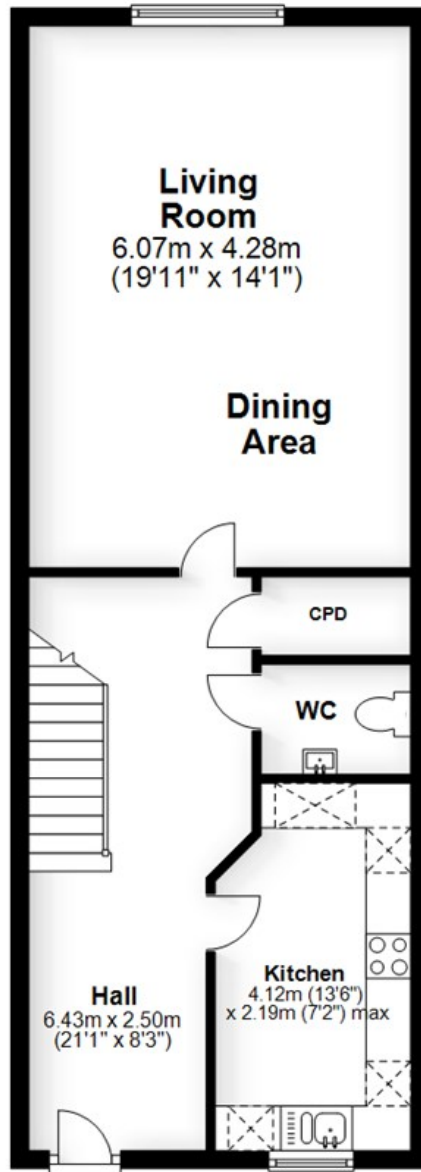
Council Tax Band: C (£2088.76 Per Year)

Location - Wolverton

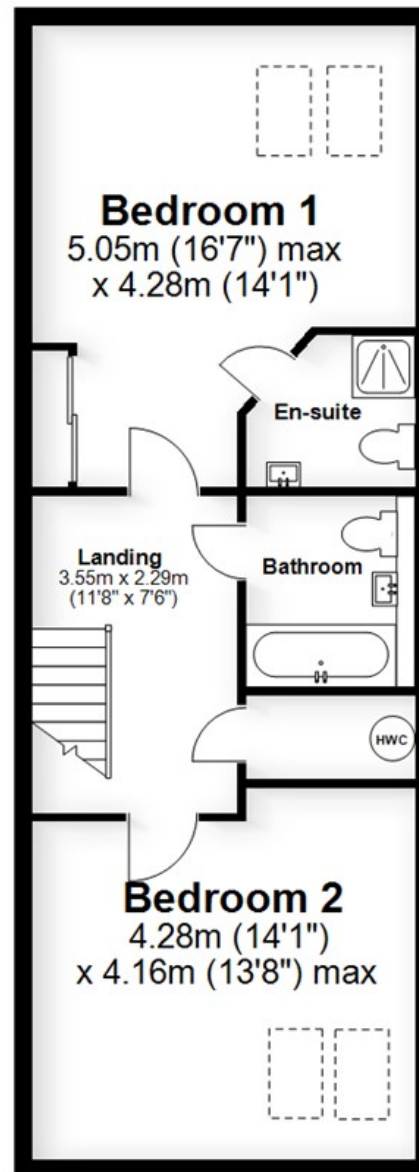
The historic Victorian railway town of Wolverton offers



First Floor

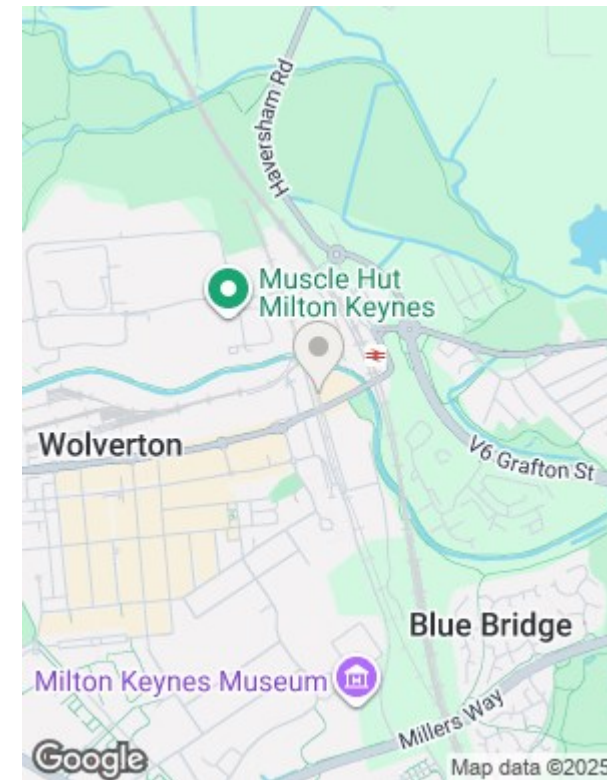


Second Floor



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	82 83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

