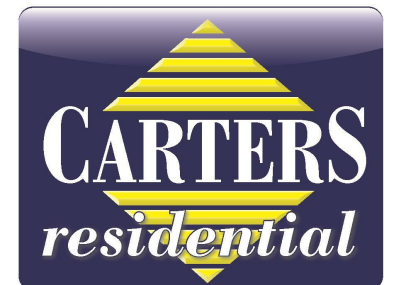




Wolverton Road, Milton Keynes, MK11 1ED



53 Wolverton Road
Stony Stratford
Milton Keynes
MK11 1ED

Guide Price £300,000

A great opportunity to purchase a property currently divided into two flats making it a great investment opportunity, what would the potential to change into a 2-3 bedroom house.

The property was formally a shop and flat, now used as two apartments but offering the scope to convert back into a single dwelling or to be resided in, or let, as 2 apartments. In the current configuration it comprises two apartments, each with a reception room, bedroom, shower room and kitchen, and the ground floor apartment a little larger with a lobby and utility room. Outside there is a small front garden, and two rear gardens – one with a large outbuilding, similar in size to a single garage.

This would make a perfect investment opportunity with two apartments likely to generate a total income of around £24,000 per annum.

- 2 x One Bedroom Apartments
- Likely Annual Rental Income £24,000
- Freehold Sale
- 1 Front & 2 Rear Gardens
- Close to Stony Town Centre
- Walk to Shops, Cafés, Pubs, & Restaurants
- Potential to Convert Back to House





53 Wolverton Road (Ground Floor Flat)

Property can be accessed from either the front or the rear, and the two main rooms can be used in either order as a reception room and bedroom. In the current configuration;

The front door opens into the living room which has two windows to the front, some panelling to one wall and a door to the inner hallway.

The inner hallway has an open doorway to the bedroom, door to the shower room and a recessed area with a fitted cupboard, behind which sits the remainder of the staircase leading to the first floor, making for a relatively simple conversion should you wish to convert it back to a house (we believe the bottom steps will need to be replaced as they have been removed to make way for the cupboard).

A shower room has a modern suite comprising WC, wash basin with vanity unit and a wet room style shower.

Bedroom has a feature fireplace, cupboards built into both chimney breast recesses and a window to the rear. Open doorway to the kitchen.

The kitchen has a range of units to floor and wall levels with worktops and a sink unit. Integrated electric hob and oven. Door to a rear lobby with a door to the garden and an open doorway to a utility area with space a tumble dryer or alternative appliance.

1b King Street (First Floor Flat)

This property is accessed from an alleyway at the beginning of King Street, with gated entry into the private garden.

An external staircase leads to a door opening into the living room/dining room with a glazed door and window overlooking the rear garden, and open doorway to a kitchen.

The kitchen has a range of units to floor and wall levels with worktops, sink unit, integrated electric hob, extractor hood, electric oven, fridge/freezer, window to the side and double doors opening to the utility area.

The utility area has space for a washing machine and tumble dryer and gas central heating boiler. Access to loft space.

A large double bedroom is a large room with a built-in double wardrobe, window to the front and a door to the shower room.

The shower room has a suite comprising WC, wash basin and shower cubicle.

Note

The property offers scope to be both two apartments or single two story dwelling, subject to any necessary consent and alterations which would be required .

We are informed that there is a partial staircase concealed leading from the ground floor middle hall (located behind the cupboard) and which would currently lead into the first floor reception room (concealed beneath the floor). The bottom few steps have been removed so the staircase would require some alteration before being usable.

Gardens

The property has three areas of garden – the first being a small front garden.

To the rear there are two gardens. The first garden is laid with gravel, paving and a timber deck with low maintenance in mind and has the only access to the second floor flat and secondary access to the ground floor flat. Just across the shared pathway sits the second larger garden complete with a large shed, (concrete pre-fabricated single garage style). Investors may consider letting this separately as a storage unit.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: Both 53 Wolverton Road and 1b King Street are Band: A

EPC rating for 53 Wolverton Road: C (72)

EPC rating for 1b King Street: C (75)

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.

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.

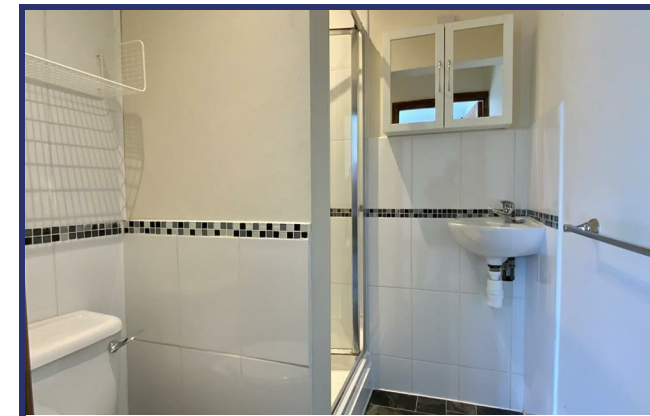
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.

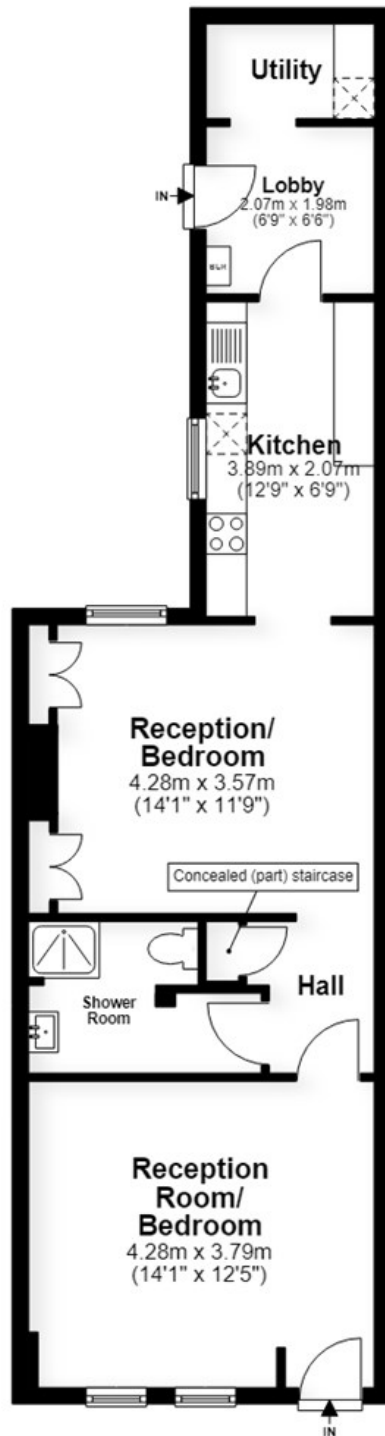






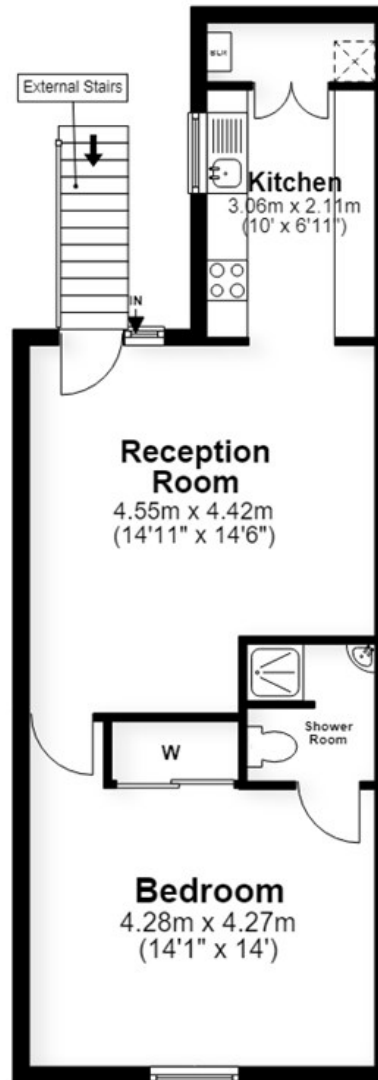
Ground Floor

Approx. 57.1 sq. metres (614.3 sq. feet)

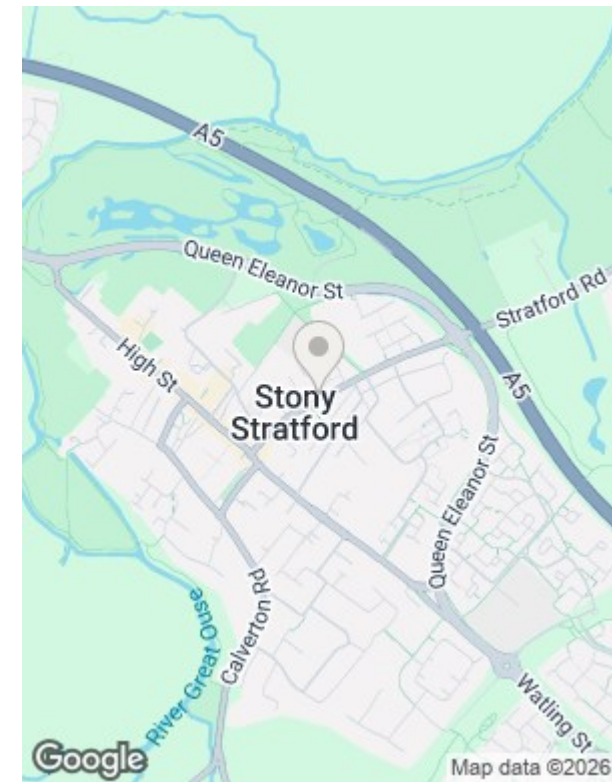


First Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 104.1 sq. metres (1121.0 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

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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	72	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

