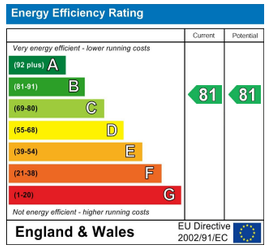


For illustration purposes only - not to scale

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http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

38 Sheep Way, Redhouse Park, Milton Keynes, Buckinghamshire, MK14 5FP



For Auction, Guide £137,000+

** FOR SALE BY ONLINE AUCTION TUESDAY 17TH NOVEMBER ** GUIDE PRICE £137,000 + ** BIDDING OPENS 16/11/26 FROM 1:00 PM ** VIEWINGS BY APPOINTMENT ** PLEASE CALL **

This spacious and modern first-floor flat offers over 870 sq ft of well-proportioned accommodation and is presented in good decorative order throughout, making it relatively turn key property. The property could potentially generate a rental income of around £1,250 per calendar month making a gross rental yield of close to 11% (based on the guide price). Features include a Juliet balcony, gas central heating, double glazing allocated parking and an unexpired lease term of 107 years. Situated in the sought-after Redhouse Park area, the property is conveniently located just a few miles from Milton Keynes Central and its wide range of shopping, leisure and transport amenities.

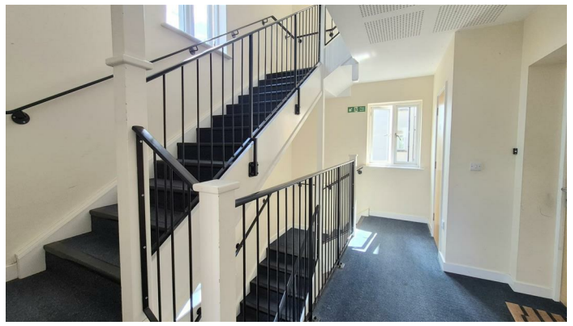
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ACCOMODATION

COMMUNAL ENTRANCE
With intercom system, stairs to all floors, the property is on the 1st floor



ENTRANCE HALL
Intercom receiver, laminate floor, cupboard housing gas boiler, radiator, door to



LOUNGE
19'0 x 14'0
Double glazed windows, double glazed door to juliet balcony, radiator.

KITCHEN
17'6 x 6'5
Double glazed window, a range of high gloss units, with stainless steel sink, integrated oven, hob, filter hood and washing machine. Radiator.



BEDROOM ONE
14'0 x 9'0
Double glazed window, radiator



BEDROOM TWO
14'0 x 9'0
Double glazed window, radiator



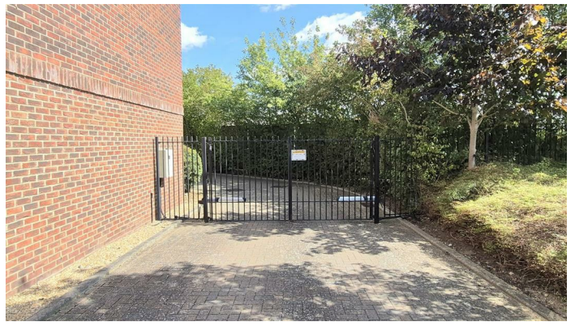
BATHROOM
7'0 x 6'5
Double glazed window, bath, sink, wc, tiled to splash areas, heated towel rail.



OUTSIDE



RESIDENT CAR PARK
With gated entry and one allocated parking space



LEASE DETAILS
125 Year lease term with 107 years unexpired.
SERVICE CHARGES AND GROUND RENT. The client informs us the annual service & estates charges are £2596 PA (based on the most recent statement provided dated September 2025) with a ground rent of £359.PA
Please refer to the legal pack for further clarification.

SERVICES
No appliances or services have been tested

COUNCIL TAX
Band B Milton Keynes

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

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £1800 (£1500 plus vat)

HOW TO GET THERE
From M1 Junction 14, take the A509 towards Milton Keynes/Newport Pagnell, then at the first major roundabout take the exit for A509/Childs Way and continue towards Milton Keynes; follow signs for Newport Pagnell/Redhouse Park, then turn onto Wolverton Road and follow it towards Redhouse Park. Turn into Redhouse Park and follow the residential roads to Sheep Way, MK14 5FP

DOISA/0608SA0441