



Connells

Flat 1 Cofferridge Close
Stony Stratford Milton Keynes

Flat 1 Cofferridge Close Stony Stratford Milton Keynes MK11 1BY

for sale guide price
£135,000



Property Description

Perfect for First-Time Buyers & Investors Alike!

Located right in the heart of the ever-popular Stony Stratford High Street, this ideally situated one-bedroom flat offers a fantastic opportunity to secure a property in a highly sought-after location.

The accommodation comprises a generously sized bedroom, bathroom, separate kitchen, and a spacious living room with access to a balcony spanning the full width of the rear of the property - perfect for relaxing or entertaining.

Positioned in the centre of Stony Stratford, the property benefits from excellent local amenities right on the doorstep, along with superb transport links including easy access to the M1 and nearby train stations.

Offered with vacant possession and available via the Modern Method of Auction, this property is ideal for buyers looking for a straightforward purchase with strong investment potential.

Early viewing is highly recommended!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Communal entrance to first floor.

Entrance Hall

Doors to accommodation.

Living Room

Spacious living room with 2 windows to front aspect.

Bedroom

Double bedroom with window to rear aspect.

Bathroom

Window to rear aspect. WC, Sink and Bath with overhead shower.

Kitchen

Range of wall and base units. Space for appliances. Door to balcony.

Balcony

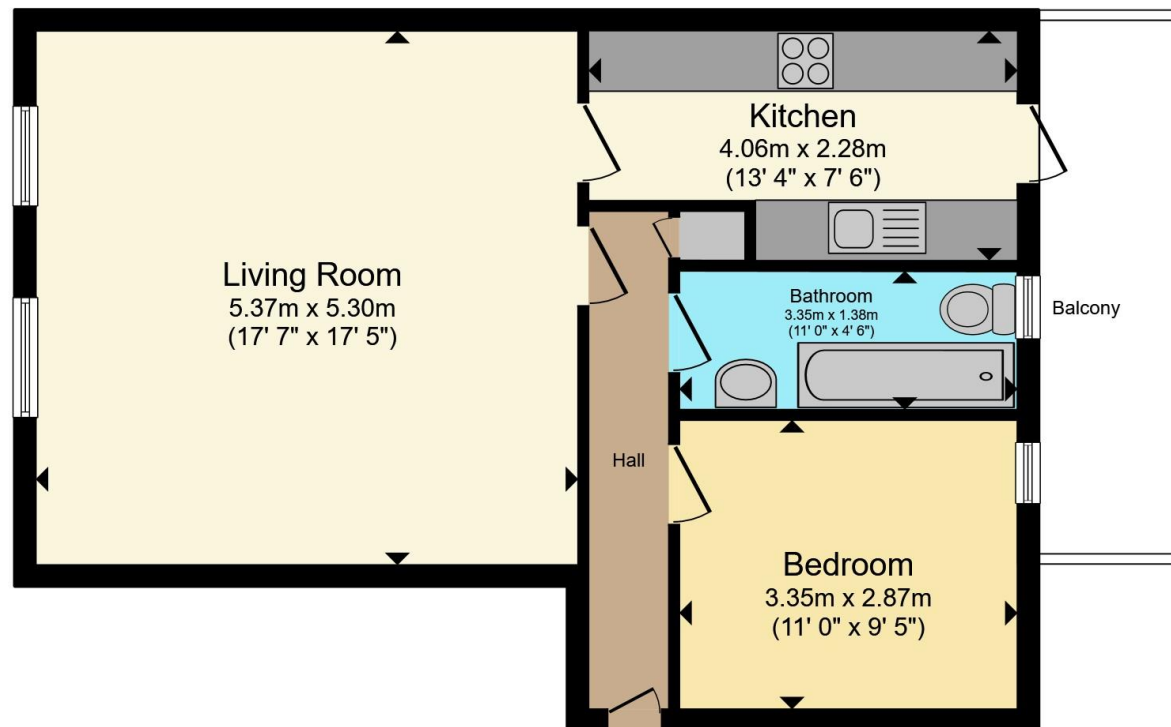
Good sized balcony to rear of the property providing ample outdoor space.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.







Total floor area 57.6 m² (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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82 High Street Stony Stratford
 MILTON KEYNES MK11 1AH

EPC Rating: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSD307656

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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