



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



For illustration purposes only - not to scale



For auction £137,000

**** FOR SALE BY ONLINE AUCTION TUESDAY 8TH SEPTEMBER ** GUIDE PRICE £137,000+ ** BIDDING WILL BE OPEN FOR 24-HOURS FROM 24/08/26 ** VIEWINGS BY APPOINTMENT ** TUESDAY 1ST SEPTEMBER 5.00 PM TO 5.30 PM ** & SATURDAY 5TH SEPTEMBER 2.30 PM TO 3.00 PM ****

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 an ideal investment opportunity. The property offers an estimated rental income of approximately £1,250 per calendar month and 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.

REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
auctionhouse.co.uk/bedsandbucks

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	



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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 with a ground rent of £359.PA

This is intended as a guide, 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 £2000 (£2400 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

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