

Flat 5 5 London Road  
Old Stratford  
Milton Keynes  
Northamptonshire  
MK19 6AE

£100,000

**This first floor studio apartment would make a great first home or an excellent rental investment.**

The period stone built property was converted in the late 1980's into 8 apartments set over two floors.

Flat 5 is located on the first floor and comprises; a sitting room/bedroom, separate fitted kitchen and a shower room. The property benefits from a shared garden to the rear and parking across the road. It is located just a short walk from a local shop and a comfortable walk from Stony Stratford High Street and some lovely riverside walks and a nature reserve.

It would make an ideal affordable first home or an excellent buy to let investment with a yield of somewhere in the region of a 7.2% annual return based on an a monthly rent of around £600.

Early viewing recommended.

- Studio Apartment (First Floor)
- Period Stone Building
- Shared Garden
- Living/ Bedroom
- Separate Fitted Kitchen
- Shower Room
- Off Road Parking
- Affordable First Home
- Excellent Buy To Let Investment
- Walking Distance to Stony Stratford

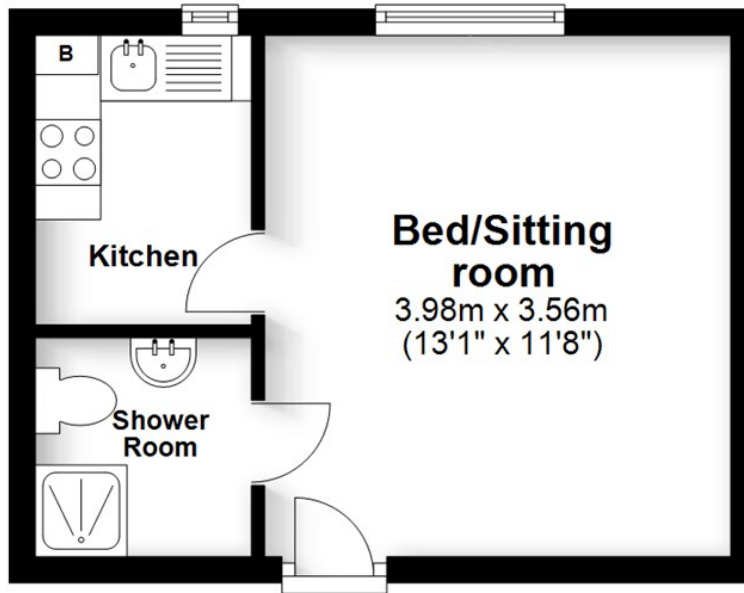


To view this property call Carters on 01908 561010 or email [stony@carters.co.uk](mailto:stony@carters.co.uk)





# Floor Plan



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 usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can



## Accommodation

A communal hallway has a door to the rear garden and stairs rise to the first floor landing where No. 5 is located.

The front door opens into the apartment.

A good size sitting room/bedroom has a window to the front, stater heater and doors to the kitchen and shower room.

The kitchen has been fitted in a range of units to wall and base levels with work surfaces over, inset stainless steel sink/drainers and integrated electric oven and hob.

The shower room has also been fitted with a white suite comprising low level w.c., wash hand basin shower cubicle.

## Communal Areas

Communal areas include the entrance hall and landing.

There are shared gardens to the rear laid to lawn

Residents parking is located on a parcel of land across the road, marked with a "Parking for Arnold Cottages" sign

## Heating

Electric storage heaters.

## Tenure

We await confirmation but understand the sale is for a leasehold.

TERM: The lease has a term of 125 years from the 25th December 1989.

GROUND RENT: The current ground rent charges are approximately £84 per annum. The first 25 years were charged at £60 per annum. The next 25 years at £84 per annum. The next 25 years at £118 per annum and the remainder of the lease at £166 per annum.

SERVICE/ MAINTENANCE CHARGES: The estimated service charge for the period 25/03/21 to 24/03/22 is £1,227.88

## Location - Old Stratford

Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers 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.

## 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. Some items may be available subject to negotiation with the Vendor.

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

## Viewing Arrangements

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