Offered to let on an unfurnished basis is this one bedroom first floor apartment centrally located within the heart of Stony Stratford and falling within close proximity to local amenities. Newly decorated and re-carpeted throughout, the accommodation briefly comprises an entrance hall, sitting room, kitchen, bedroom and bathroom, all with gas fired radiator central heating and uPVC double glazing. Externally the property has one allocated off road parking space and enjoys use of a shared roof terrace. Available now.

£650 Per calendar month
**Hall**
Entered via a uPVC door from the roof terrace at the rear of the property. Radiator. Matwell containing coir matting. Airing cupboard housing slatted linen shelving.

**Sitting Room 12'5" x 12'0" ave (3.78m x 3.66m ave)**
Window to the front overlooking the High Street. Radiator. Television aerial point.

**Kitchen 10'3" x 7'3" ave (3.12m x 2.21m ave)**
Fitted with a matching range of base and eye level units with working surface over. Stainless steel sink and single drainer unit with mixer tap over. Ceramic tiled splashbacks. Washing machine. Built-in electric oven and four ring gas hob with extractor hood over. Window overlooking the roof terrace. Wall mounted gas fired combination boiler serving the radiator central heating system and domestic hot water.

**Bedroom 12'5" x 9'6" (3.78m x 2.90m)**
Window to the front overlooking the High Street. Radiator. Telephone point. Television aerial point.

**Bathroom**
Fitted with a three piece suite comprising a bath with shower attachment over and pivoting glass screen, wash basin and W.C. Ceramic tiled splashbacks. Extractor fan. Shaver point. Radiator.

**Roof Terrace**
Steps lead up to a roof terrace at the rear of the property which is shared with 51a High Street.

**Allocated Parking**
The property has one allocated off road parking space situated in a gravel parking area immediately to the rear of the steps leading up to the roof terrace.

**Deposit - £975.00**
A deposit in the sum of £975.00 is payable. This amount must be paid, together with the initial calendar month's rental, prior to the keys being released to the tenant. The payment must be in cleared funds i.e. bank transfer. We do not accept cash. The deposit will be held throughout the term of the tenancy and will be refunded following the tenant's vacation providing no costs have been incurred through damage or negligence on the part of the tenant.

**Application Fee**
Prospective tenants will be required to pay an Application Fee of £175 for the first person, every additional person will incur a charge of £75 to the Agents to cover the cost of referencing, credit checks and, subsequently drawing up the legal documentation. This Fee is non-refundable EXCEPT in the event of the landlord choosing not to proceed for reasons other than unsatisfactory and adverse references, in verbal or written form.
Tenancy Agreement
An Assured Shorthold Tenancy Agreement will be drawn up and must be signed by all of the tenants. (A tenant is any person over the age of eighteen years who will be residing in the property on a permanent basis). This Agreement is an important document and is legally binding. Anyone entering into this legal Agreement must be aware of the responsibilities and liabilities involved.

Please Note
These particulars, including floor plans, photographs and virtual tours are intended to give a fair description of the property and in some cases will be in summary form only. Their accuracy is not guaranteed and they do not constitute an offer or a contract. Descriptions of any appliances and/or services (including any heating system) should not be taken as any guarantee that they are in good working order. We have tried to make sure that these particulars are accurate but, to a great extent, we have to rely on what the vendor tells us about the property. Please ask if you require any further information.

We have not carried out any kind of survey and would advise any homebuyer to obtain a qualified Surveyor’s report prior to exchanging contracts. Your solicitor will investigate all legal matters relating to the property and agree with the vendor which items will be included in the sale. We are members of the Ombudsman for Estate Agents and subscribe to the OEA Code of Conduct, a copy of which is available on our website.

VIEWING - Strictly by appointment with JACKIE OLIVER & CO.