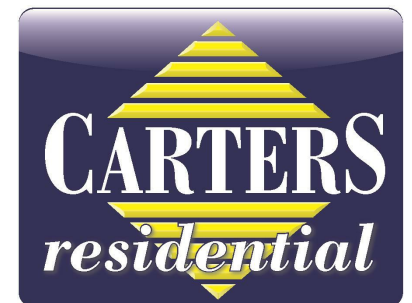




High Street, Milton Keynes, MK11 1AA





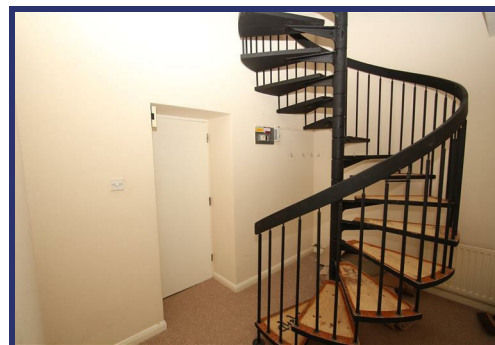
25A High Street  
Stony Stratford  
Milton Keynes  
Buckinghamshire  
MK11 1AA

**£225,000**

**A large 2-3 bedroom, two storey maisonette within a Grade II Listed building set over two floors and conveniently located in the heart of the town centre.**

The apartment offers spacious rooms throughout including a large hallway with a spiral staircase, separate lounge/ bedroom 3 and Lounge/ dining room. It has a modern fitted kitchen. On the first floor are two large bedrooms and a re-fitted bathroom. The large landing may suit as a study area. The apartment is located in heart of the town centre with all the shops and facilities a few steps away. Viewing is recommended.

- Two Storey Maisonette
- Two Reception Rooms
- 2-3 Double Bedrooms
- Re-fitted Kitchen
- re-fitted Bathroom
- Gas To Radiator Central Heating
- Brand New Carpets
- Convenient Town Centre Location
- No Onward Chain





### **Communal Hall**

A side alley leads off the High Street with a door into a communal hall. At ground floor level there is a bike store and stairs leading to the first floor which serves just 25a High Street and one other apartment.

### **First Floor**

A large, almost square hall has a central spiral staircase leading to the second floor and creates an ideal space for storage and cloak hanging etc. A door leads to a reception room.

The reception room could be used as either a lounge or dining room. It has a sash window to the front, and open doorway to the kitchen and a door to the second reception room/ bedroom.

The second reception room could also be used as a third bedroom. It has a sash window to front and rear aspects and a high part vaulted ceiling.

The kitchen is re-fitted in a modern range of units to wall and base levels with roll-top work-surfaces over and in inset sink/drainers.

Appliances include an integrated electric oven with gas hob, extractor fan, slimline dishwasher and a washer/dryer. There is a gas central heating boiler and a space for an upright and a fridge/freezer.

### **Second Floor**

The landing is large and may suit as a study area. It has a window to the front aspect, an airing cupboard and doors to:

Bedroom one is a large double bedroom with a Dormer window to the front aspect. It has exposed rafters and ceiling timbers.

Bedroom two is also a double bedroom with a Dormer window to the front aspect and exposed ceiling timbers.

The re-fitted bathroom has a window to the side aspect and is fitted in a white suite comprising low level w.c., wash hand basin and a bath with a hand held shower attachment over.



### **Heating**

The property has gas to radiator central heating with radiators to all rooms with the exception of bedroom one which has an electric heater.

### **Tenure**

We understand the tenure to be leasehold and we are awaiting confirmation of the term of the lease, any associated ground rent and maintenance charges.

### **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.

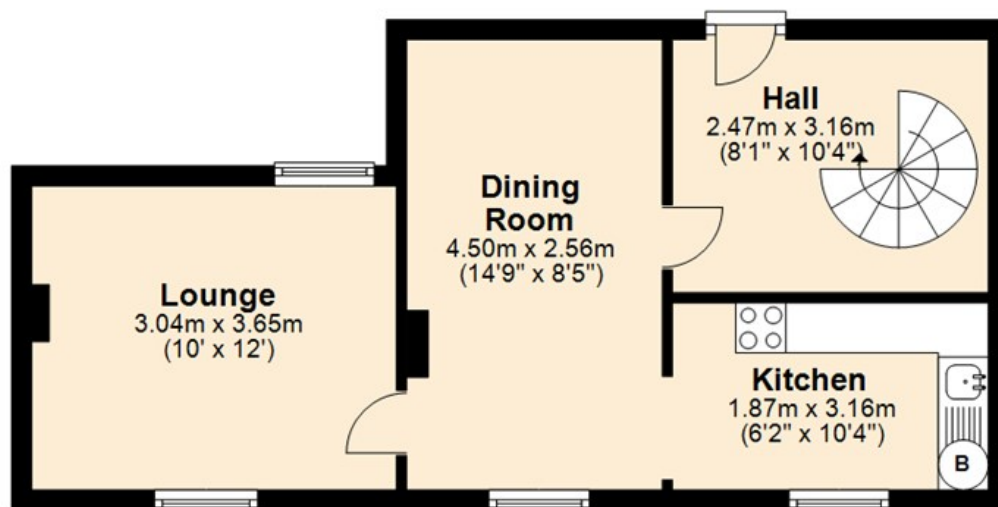






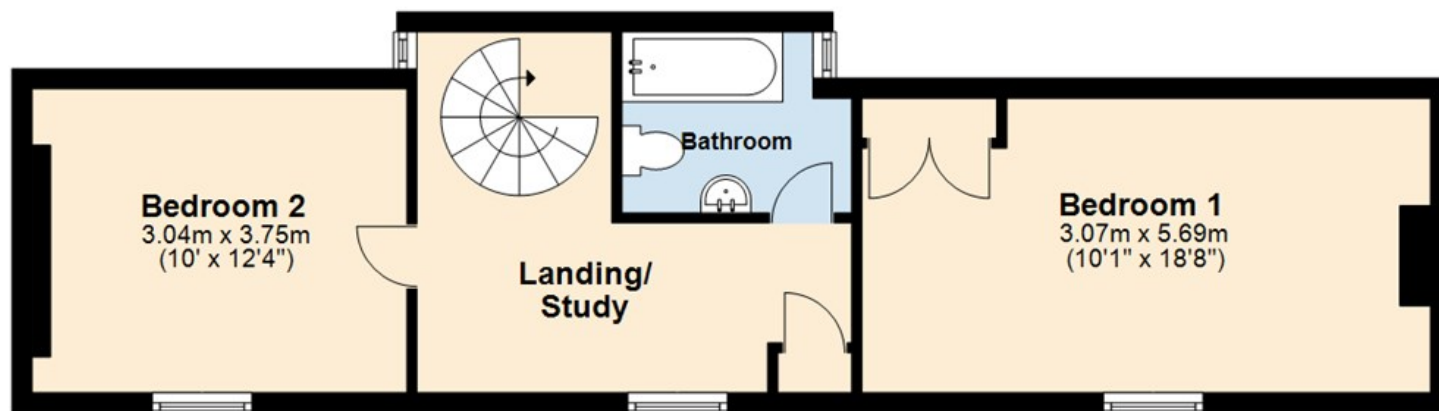
## First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



## Second Floor

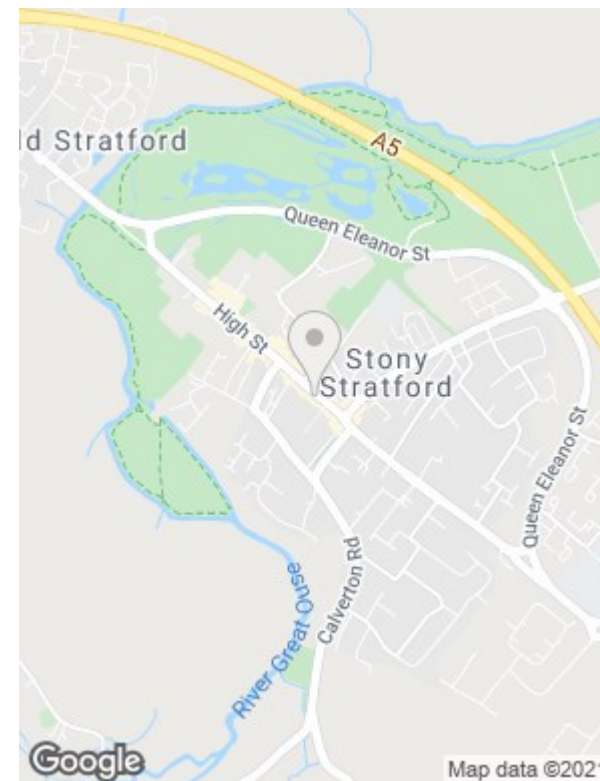
Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 82.3 sq. metres (885.9 sq. feet)

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 misstatement. 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 be given.

Plan produced using PlanUp.



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

