



Fegans Court, Stony Stratford, MK11 1LS



**32 Fegans Court  
Stony Stratford  
Buckinghamshire  
MK11 1LS**

**£220,000**

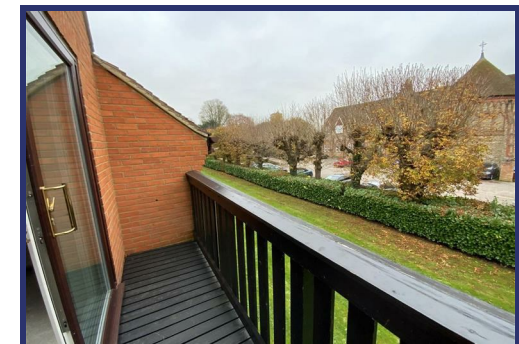
**A well presented 2 bedroom first floor apartment (with private stair lift) on this popular retirement development, for those 60 years old and over, in an attractive settings, located just off the town centre.**

The apartment is well presented and it benefits from modern kitchen and shower room fittings. It comprises; a hall, lounge/dining room, fitted kitchen, 2 bedrooms and a shower room. Outside it has a private balcony.

Fegans Court is a sought after retirement development of around 40 properties set around a central courtyard with beautifully landscaped and well maintained grounds. The apartments are designed for those of 60 years of age and over. Fegans Court has a professional on site scheme manger during office hours and a communal summer house which hosts regular activities and events for residents. Fegans Court is a short flat walk to Stony Stratford town centre with its extensive shopping facilities.



- Retirement Living for Those Aged 60 & Over
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- 2 Bedrooms
- Living Room with Exterior Balcony
- Lovely Communal Gardens & Parking
- Just Off Town Centre
- First Floor - With Stair Lift
- CHAIN FREE





#### **Accommodation**

A front door opens to the ground floor hallway which has stairs and a stair lift to the first floor. Door to the hall.

The hall has doors to all rooms, an the airing cupboard with hot water cylinder and access to the loft.

The living room, located to the rear, has patio doors opening onto a balcony.

The kitchen has a modern range of units to floor and wall levels with worktops and a ceramic sink unit. Integrated appliances include an electric hob, and oven. Space for a fridge and a washing machine. Built in storage cupboard. Window and skylight window to the front.

Bedroom 1 is a double bedroom located to the rear with a window/skylight window to the rear and a fitted double wardrobe.

Bedroom 2/ dining room is located to the front, with a dormer window and a useful recess area.

The shower room has a modern white suite comprising, W.C, wash basin set into a set into a vanity unit and a double sized shower cubicle.

#### **Fegans Court**

Fegans Court is warden assisted with the warden being available on week days. There is a summer house/lounge hosting regular activities and events and provides a place for residents to socialise. The town centre of Stony Stratford is a short walk away with extensive shopping facilities.

#### **Fegans Court Communal Gardens & Parking**

Fegans Court is well know for it's beautifully landscaped and immaculately kept grounds centred around the central courtyard with lawns to the perimeter. The apartment has a private balcony to the rear leading from the lounge. There is private parking available to residents, some of which is under a covered carport. Parking is not allocated.

#### **Fegans Court Note**

All prospective purchasers must attend an interview with a Home Group representative who manage the site. An application form must be completed to confirm eligibility to purchase the property and we will arrange this on your behalf.

#### **Fegans Court Parking**

There is private parking available to residents, some of which is under a covered carport. Parking is not allocated.

#### **Heating**

The property has electric heating to a combination of storage radiators and heaters.

#### **Cost/ Charges/ Property Information**

Tenure: Leasehold

Length of Lease: 99 Years from 1988 -around 62 years to run

Annual Service Charge: £2882 per year.

Local Authority: Milton Keynes Council

Council Tax Band: C

#### **Location - Stony Stratford**

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with 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.

#### **Note for Purchasers**

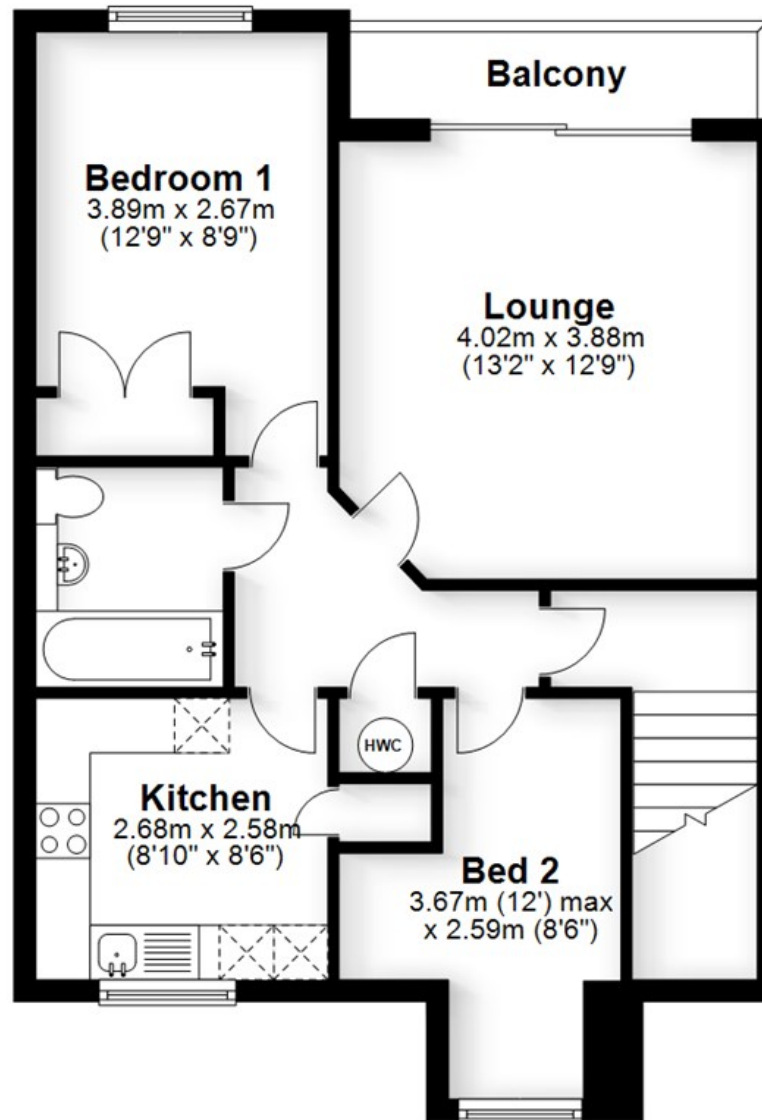
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

#### **Disclaimer**

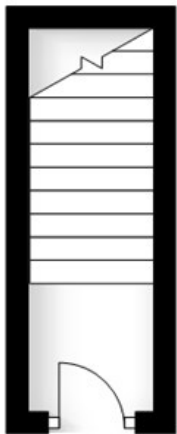
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



## First Floor Accommodation

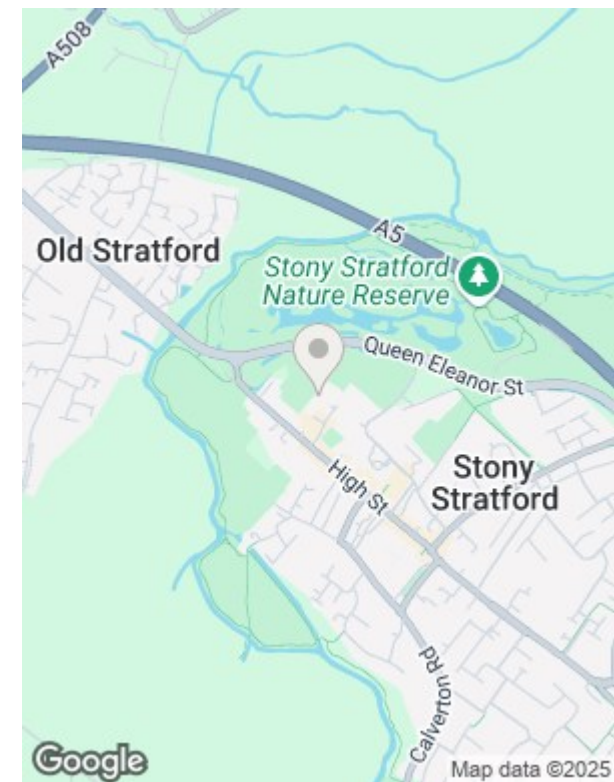


## Ground Floor Entrance



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 shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. 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



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		71	80
EU Directive 2002/91/EC			

