



Emerton Gardens, Milton Keynes, MK11 1LH





**7 Emerton Gardens  
Stony Stratford  
Milton Keynes  
MK11 1LH**

**£140,000**

**A one bedroom first floor apartment conveniently located just a short walk from the town centre.**

The apartment is located on the first floor and has accommodation comprising an entrance hall, an open plan living/ dining/ kitchen, bedroom and bathroom. It would make a great first home, investment property or perhaps an opportunity to downsize for lower cost living.

It is located on a small development just off the High Street which offers an extensive array of independent shops, cafés, restaurants and pubs.

- One Bedroom Apartment
- First Floor
- Open Plan Living Space
- Bedroom
- Bathroom
- Just Off Town Centre
- High has Great Range of Cafés, Restaurants, Pubs & Independent Shops.
- Vacant – Chain Free





### **Accommodation**

Covered external stairs give access to 2 apartments.

The front door opens to a small entrance hall with doors to all rooms.

An open plan living room/ kitchen/ dining room has a kitchen area with units to wall and floor levels, sink, oven, hob, and space for other appliances. Plenty of room for a small dining table, sofas et cetera. Dual aspect with windows to front and rear.

The bedroom has a window to the front.

A bathroom has a suite comprising WC, wash basin and bath with a window to the rear.

### **Parking**

Allocated parking space to the front.

### **Outside**

Emerton Gardens has some communal gardens laid to lawn located to the rear of the apartment block.

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

Tenure: Leasehold - 125 years from 1988 - around 88 years to run.

Annual Ground Rent £ (to be confirmed)

Annual Service Charge: (to be confirmed)

Local Authority: Milton Keynes Council

Council Tax Band: A

### **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**

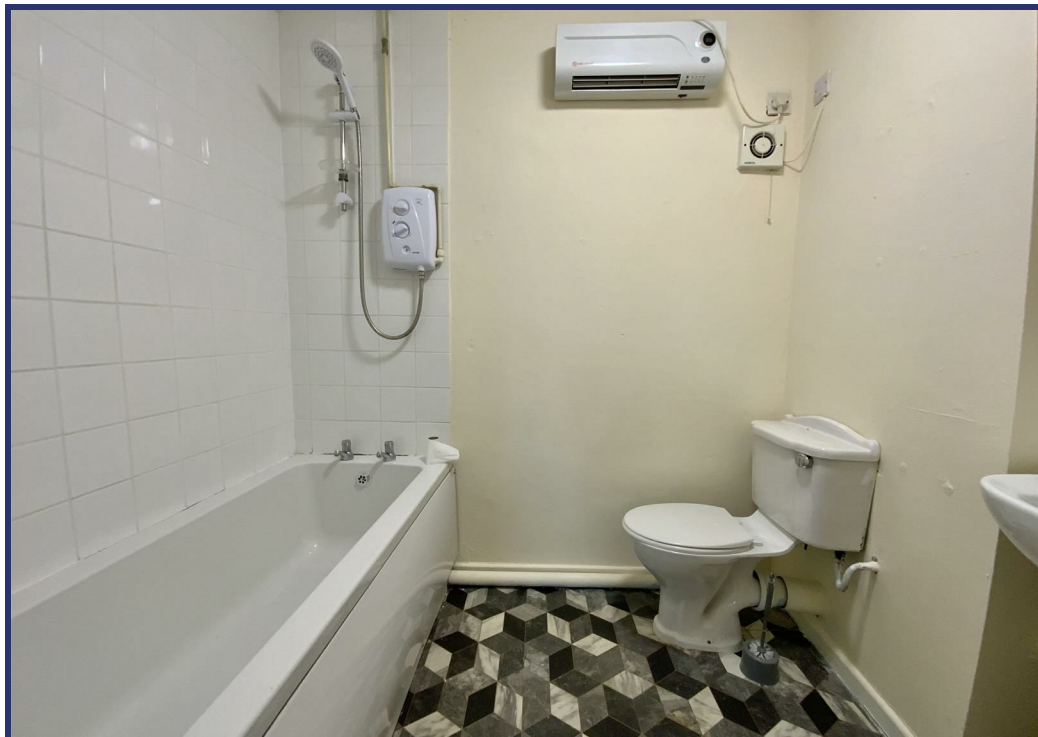
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, 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

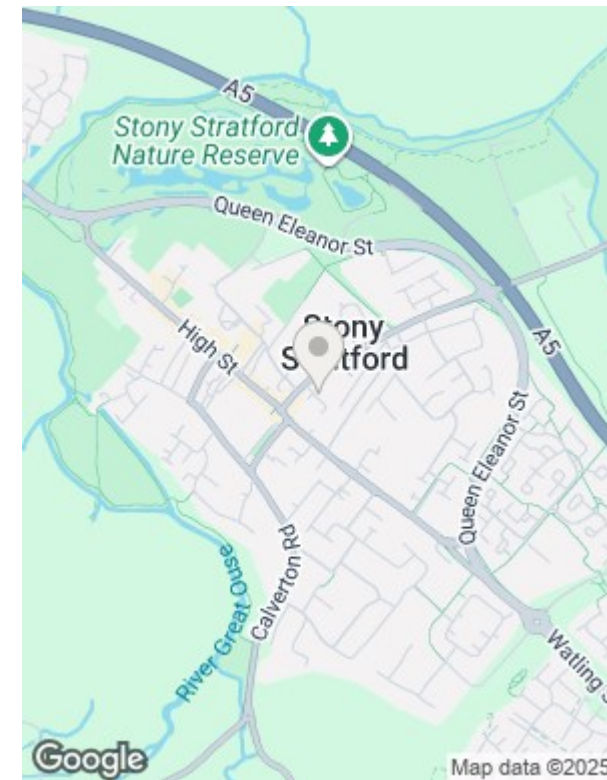
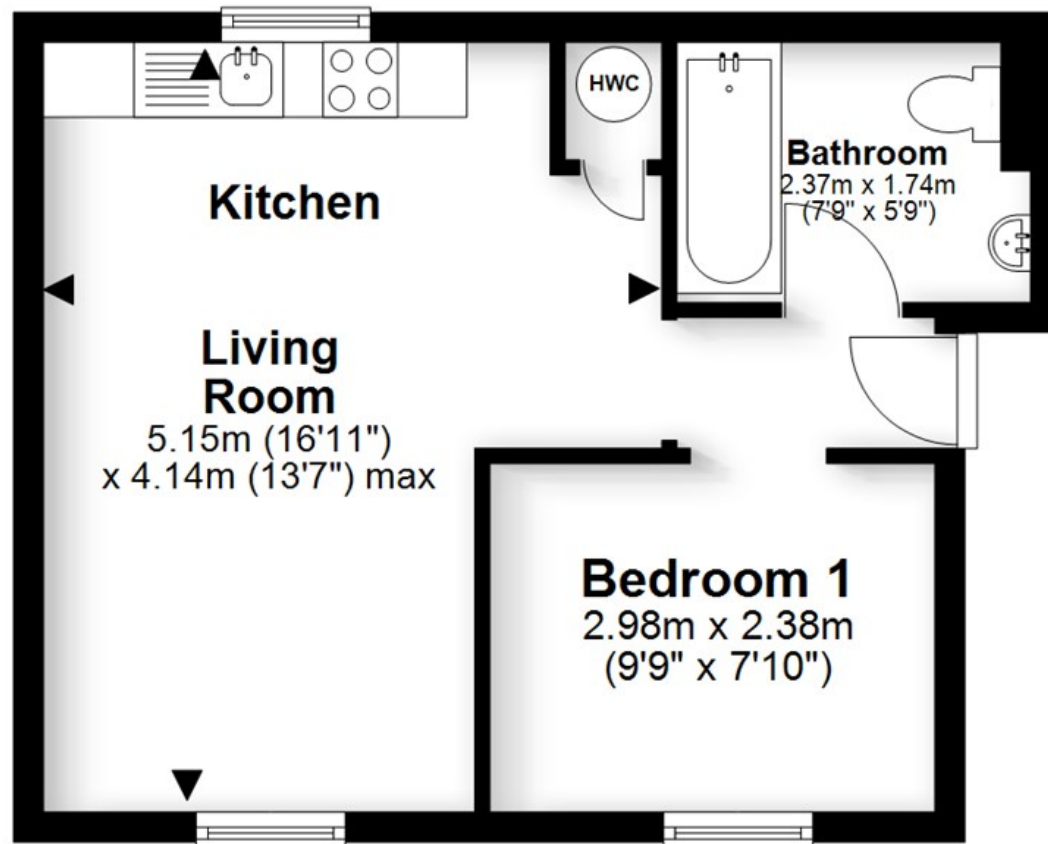
### **Disclaimer**

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



### 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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

