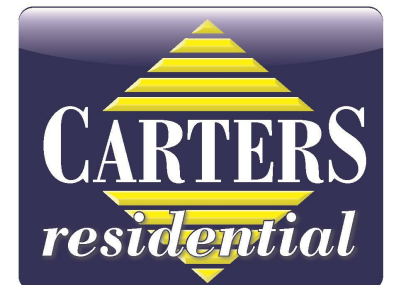




Flavius Gardens, Fairfields, MK11 4BG



**6 Flavius Gardens
Fairfields
Milton Keynes
MK11 4BG**

Offers Over £240,000

A well presented and spacious 2 bedroom coach house apartment on the popular Fairfield development within easy access of the historic coaching town of Stony Stratford and Central Milton Keynes with its main line railway station.

The property has accommodation set on two levels with an entrance hall on the ground floor leading up to the accommodation located on the first floor floor, comprising; a landing, large open plan kitchen/dining/living room, 2 double bedrooms and a bathroom. The property has an allocated parking space and a private storage area as well as communal bike and bin stores.

It is located on a popular development and early viewing is recommend

- Coach House Apartment
- 2 Double Bedrooms
- Large Open Plan Living/ Dining Space
- Kitchen with Integrated Appliances
- Allocated Parking + Visitor Parking
- Gas to Radiator Heating
- 8 Solar Panels for Low Running Costs
- No Onward Chain





Accommodation

A front door opens to the ground floor entrance hall which has stairs to the first floor landing which in turn has access to the loft and doors to all rooms. Two storage cupboards and a window to the rear.

A lounge/dining room has a window and door opening to a Juliet balcony to the front aspect, further window to the side and plenty of space for a sofa, chairs and a dining table. The dining area is open to the kitchen which has a range of units to floor and wall levels with worktops, and integrated appliances to include a gas hob, extractor hood, oven, fridge/freezer, dishwasher and a washing machine. Window to the rear.

Bedroom 1 is a large double bedroom with a dual aspect with windows to both the front and rear.

Bedroom 2 is a double bedroom with a window to the front and a recess ideal for wardrobes.

The bathroom has a modern white suite comprising WC, wash basin and a bath with shower and glass screen over. Window to the rear.

Outside

The property has a private storage space (under the stairs) along with a shared bike store and bin store. It has private parking space (No. 1)

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 125 years from 1st January 2016 -around 116 years to run.

Annual Ground Rent £300.

Annual Service Charge: £1114.90 for the year 1st January 2025 to 31st December 2025.

Local Authority: Milton Keynes Council.

Council Tax Band: B

Heating & Solar Panels

The property has gas to radiator central heating.

8 Solar Panels facilitating low running cost.

Note for Purchasers

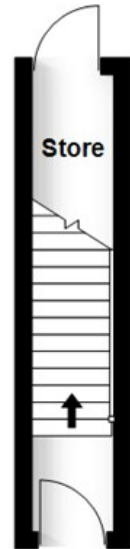
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

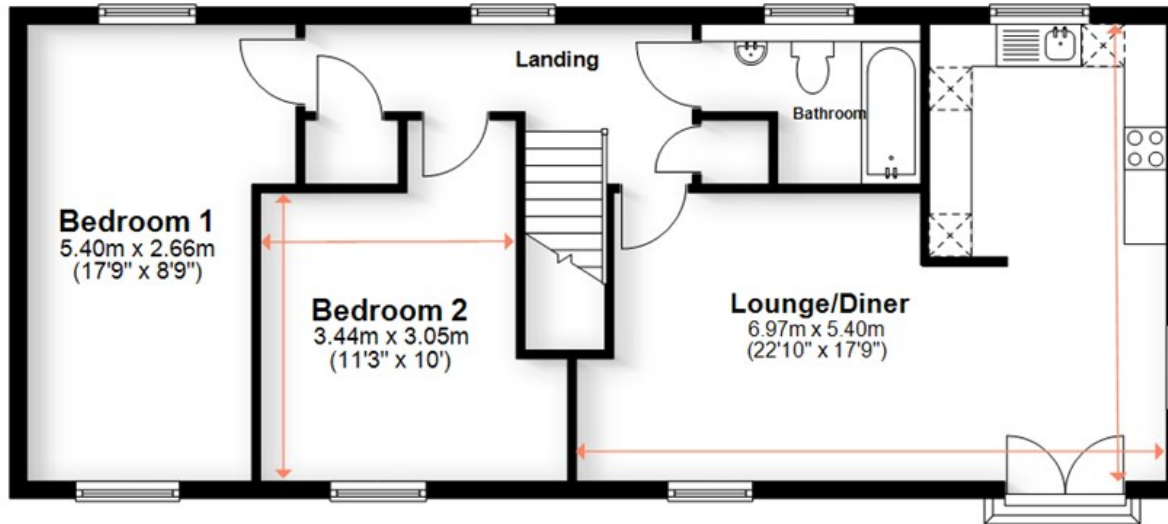
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



Ground Floor



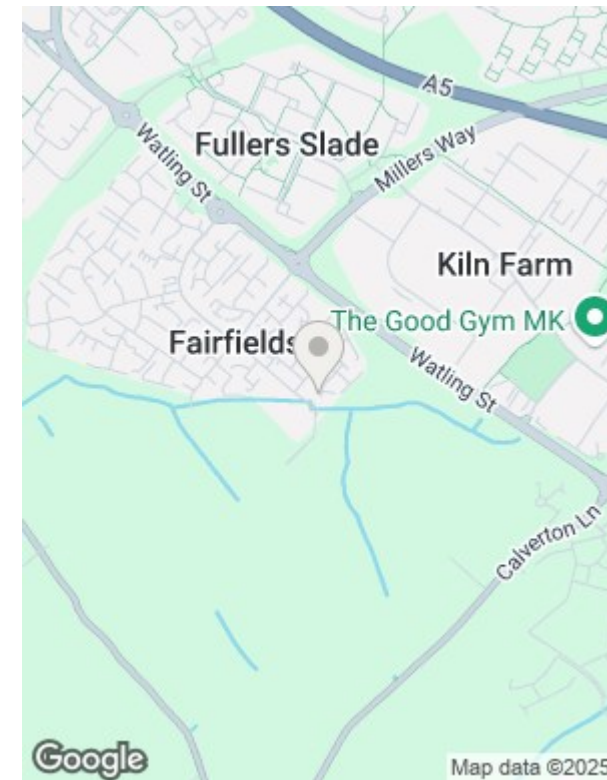
First Floor



Total area: approx. 75.1 sq. metres (808.1 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 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		90	91
(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	

