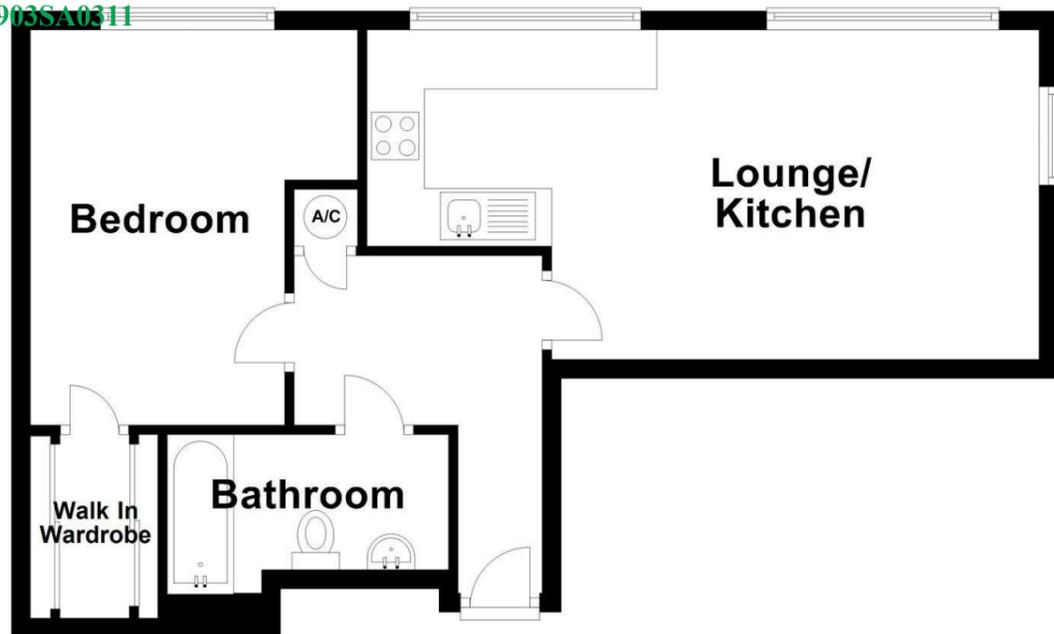


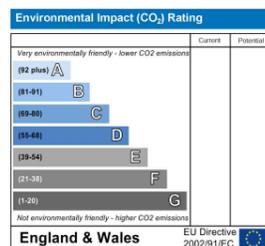
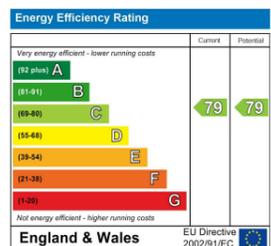


DOISA/09035A0311



Not to scale. For illustrative purposes only

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## Flat 24, Stephenson House Wetherburn Court, Bletchley, Milton Keynes, MK2 2AF



**For Auction, Guide Price £100,000+**

**\*\* FOR SALE BY ONLINE AUCTION TUESDAY 31ST MARCH \*\* GUIDE PRICE £100,000 \*\* BIDS OPEN FOR 24 HOURS FROM 30TH MARCH \*\* VIEWINGS BY APPOINTMENT THURSDAY 19TH MARCH 5:00 PM TO 5:45 PM \*\***

This modern fourth-floor, one-bedroom apartment would make an ideal rental investment, offering a gross rental yield of over 10% (based on the guide price) with an expected monthly rental value of approximately £895. The property features generously sized accommodation and modern facilities, including intercom entry and lift access to all floors. It also benefits from a remaining lease term of approximately 104 years. Ideally situated close to Bletchley Train Station, the apartment is perfectly located for commuters, making it an excellent rental prospect.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](http://auctionhouse.co.uk/bedsandbucks)

# Flat 24, Stephenson House Wetherburn Court, Bletchley, Milton Keynes, MK2 2AF

## ACCOMODATION

### COMMUNAL ENTRANCE

Located on the West Core entrance, with intercom system and lifts/stairs to all floor, the property is situated on the 4th floor



### ENTRANCE HALL

Intercom receiver, airing cupboard, door to

### OPEN PLAN LOUNGE/KITCHEN



### KITCHEN AREA

10'0 x 7'6

Double glazed window, range of modern fitted units, integrated oven, hob, filter hood, space for further appliances, open to



### LOUNGE AREA

13'3 x 11'5

Dual aspect with double glazed windows, radiator, laminate floor



### BEDROOM

13'8 x 11'4

Double glazed window, radiator, laminate floor, door to



### DRESSING ROOM

6'4 x 4'5

With shelving



### BATHROOM

9'8 x 5'6

With WC, sink unit, bath, radiator & part tiled walls



### OUTSIDE

Car park to front, please check legal park to see any parking rights as we cannot confirm the parking rights or arrangements.



### LEASE DETAILS

With an unexpired lease term of approximately 104 years. Ground rent fixed at £200 PA until 31/12/2031, then due to

increase as per the terms of the lease. We do not currently hold service charge information. Our client has been unable to provide this information to us because they are an Asset Management Company with limited knowledge of this property. Because of this we are unable to provide figures relative to the current charges applicable to this property.

### SERVICES

No appliances or services have been tested

### COUNCIL TAX

Band A, Milton Keynes

### PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2100 (£1750 PLUS VAT)

### HOW TO GET THERE

Starting from Bletchley High Street, drive south-east toward Queensway and continue straight onto Queensway heading toward central Bletchley. Follow Queensway for a short distance, then turn left onto Albert Street. Continue along Albert Street and take the next left into Wetherburn Court. Stephenson House will be on your left.

For further information on viewing call 01908 030127