

# THOMAS CONNOLLY

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## 56 EMPRESS MATILDA GARDENS, OLD WOLVERTON, MILTON KEYNES, MK125FZ

For Sale | Leasehold | £210,000



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### Contact us:

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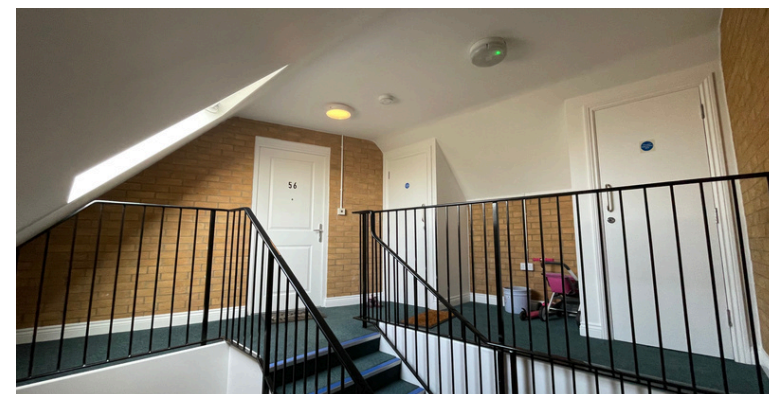
## Property Description

As you enter this apartment, you are greeted by a welcoming entrance hall, which leads into the spacious open plan living area, fitted with a sleek modern kitchen and beautiful large windows. The apartment boasts scenic views of the green pastures and canal surrounding. This property also offers a master bedroom, which benefits from a balcony and en-suite bathroom, the second double bedroom and the family bathroom. This property is up for sale with no upper chain.

Lease details: There are 110 years remaining on the lease. There is a service charge of £1091.97 per anum, and a ground rent of £250 per anum.

## Property Highlights

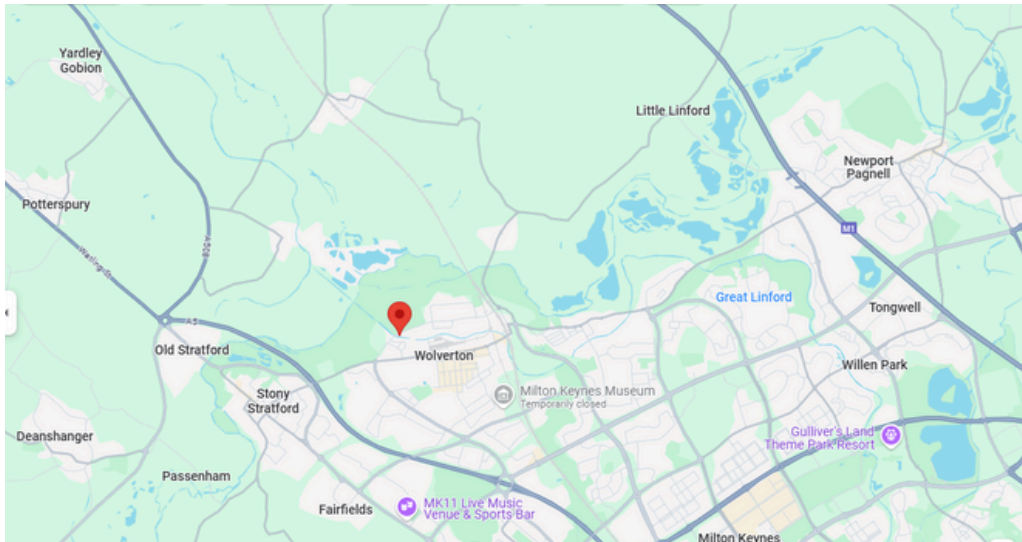
- TWO BEDROOM APARTMENT
- SCENIC CANAL VIEWS
- NO CHAIN
- BALCONY OFF MASTER BEDROOM
- WELL-CONNECTED LOCATION
- 110 YEARS REMAINING ON THE LEASE





# 56 Empress Matilda Gardens, Old Wolverton, Milton Keynes, MK12 5F

## Location



Old Wolverton offers a unique blend of history, character, and modern convenience, making it an attractive place to live in Milton Keynes. Nestled between Wolverton and Stony Stratford, this area is known for its charming period properties, converted industrial buildings, and modern developments, all surrounded by scenic canal walks and green spaces. The Grand Union Canal runs through Old Wolverton, providing picturesque walking and cycling routes, while Wolverton Mill and the nearby Ouse Valley Park offer further outdoor spaces to enjoy. Despite its peaceful setting, the area is well-connected, with Wolverton Train Station just a short distance away, offering direct services to London Euston in under 40 minutes. The nearby A5 and M1 (Junction 14) make commuting by car just as convenient. Local amenities include Wolverton's high street, supermarkets, and independent shops, while Stony Stratford's historic market town is only minutes away, offering cosy pubs, cafes, and boutique stores. With excellent transport links, a rich history, and access to beautiful countryside, Old Wolverton is a fantastic place to call home for those seeking a balance between character and convenience.



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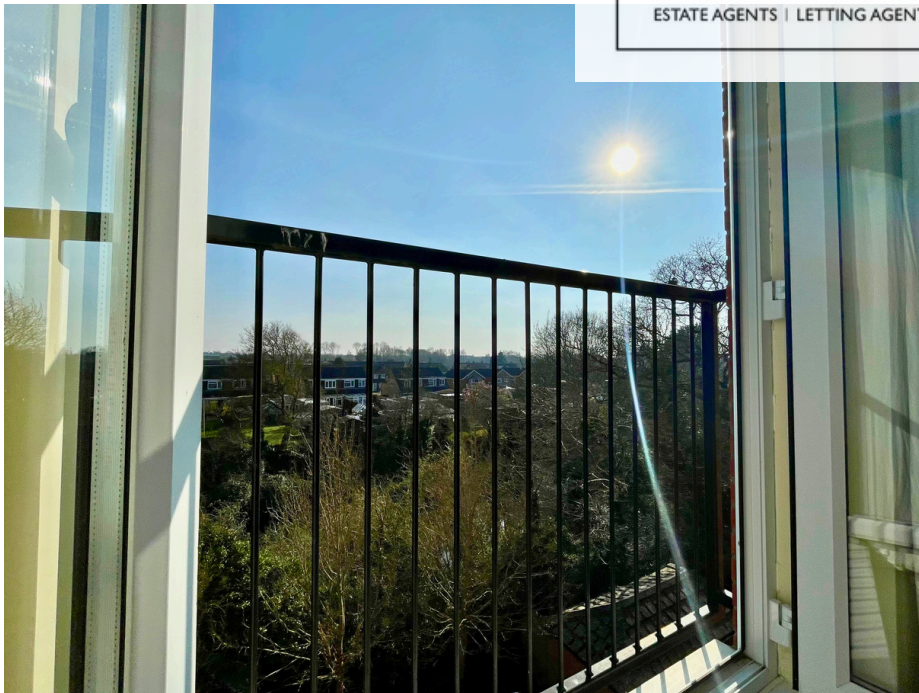






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## Room Descriptions:

ENTRANCE HALL

SITTING ROOM / KITCHEN / DINING ROOM

11' 7" x 23' 9" (3.53m x 7.24m)

BEDROOM ONE


12' 10" x 18' 8" (3.91m x 5.69m)

FAMILY BATHROOM

7' 7" x 5' 8" (2.31m x 1.73m)

BEDROOM TWO

12' 10" x 9' 0" (3.91m x 2.74m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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, Scotland & Wales	EU Directive 2002/91/EC	



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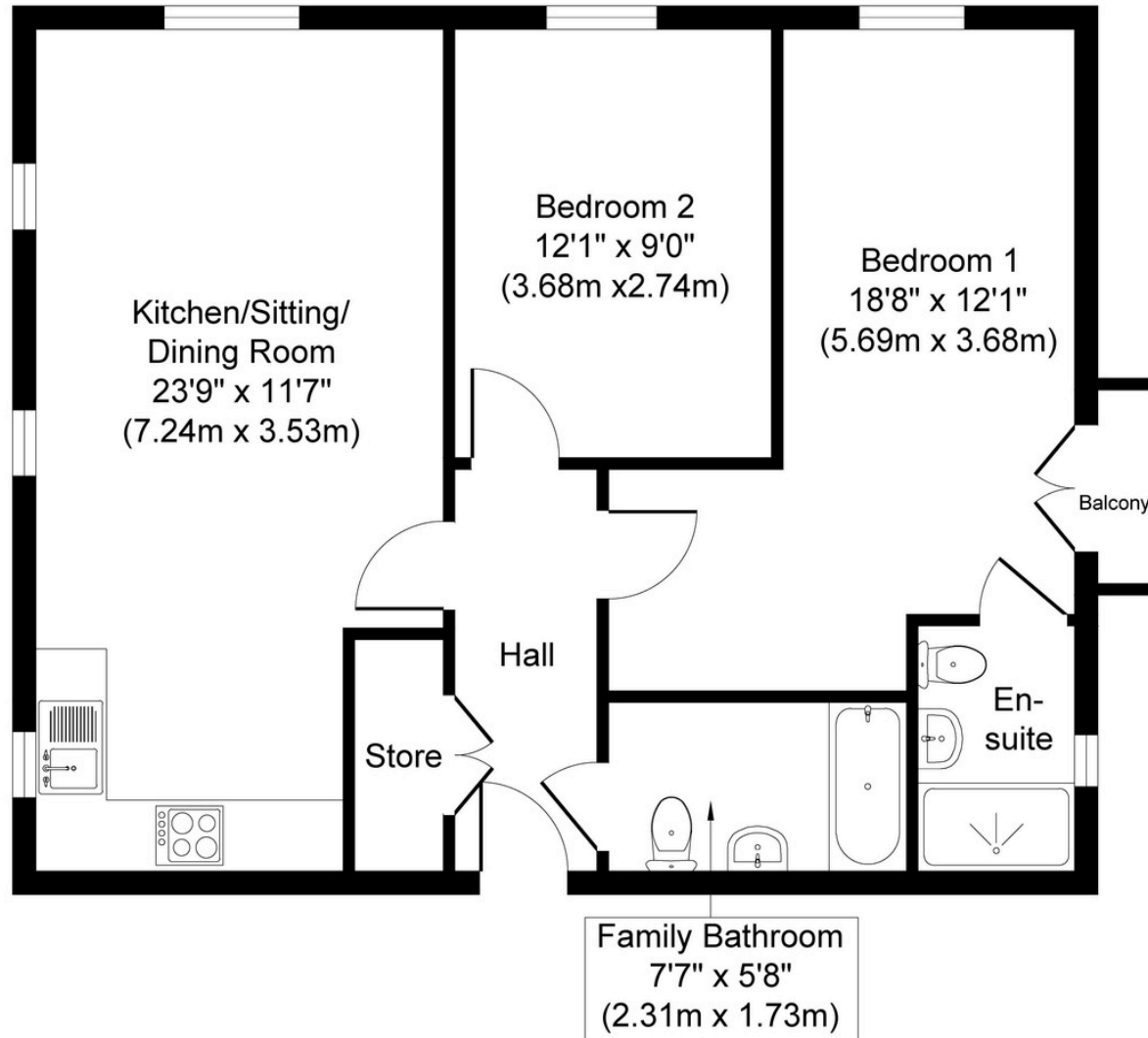
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Approx. Gross Internal Floor Area 702 sq. ft / 65.21 sq. m

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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