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

£255,000 Leasehold

- 2 bedroom coach house
- Large master bedroom
- Built in Appliances
- Lease years Remaining - 116 years
- Rent and service charge Approx £1,150 annually
- Council tax band: B
- EPC Rating



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This impressive 2-bedroom coach house is situated in the highly sought-after Fairfields development in Milton Keynes. Offering a spacious layout, the property features a large hallway, a family bathroom, and a generous kitchen/lounge/diner equipped with built-in appliances. The living area boasts a Juliet balcony to the front, providing plenty of natural light and a lovely outlook.

Both bedrooms are double-sized, offering ample space for relaxation and rest. For added convenience, there is a large storage cupboard located under the coach house, perfect for keeping your home tidy and organized. The property also benefits from allocated parking and additional visitor parking bays, as well as the added benefit of 6 solar panels, helping to reduce energy costs.

Fairfields is a modern and growing development, now with its own primary school, and additional amenities planned for the future. Just a short distance from Stony Stratford with its historic High Street, offering a range of shops and restaurants, this property is perfectly placed for both convenience and leisure. Central Milton Keynes and the mainline railway station are also only a short drive away, providing easy access to London and beyond. Wolverton, with its variety of shops, restaurants, and mainline train station, is approximately 3 miles away.

Agent's Note: The ground rent for this property is approximately £300 per year, and the service charge will be around £1,150 annually starting January 2025. This property truly ticks all the boxes, offering modern living in a fantastic location.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.