



## Tyrill , Stantonbury, MK14 6AR

An ideal investment or first time purchase! This one bedroom ground floor maisonette has the benefit of a communal rear garden and is offered to the market with no upper chain. In brief the accommodation comprises entrance hallway, living room, bathroom & kitchen/diner with a door leading to the communal garden. We have been advised the service charge is approx £250 FOR THE YEAR and there is a newly renewed lease of 125 years.

## Accommodation

ATTENTION INVESTORS

GROUND FLOOR  
MAISONETTE

ONE DOUBLE BEDROOM

KITCHEN/ DINING ROOM

LIVING ROOM WITH STUDY  
SPACE

GARDEN

NO ONWARD CHAIN

LOW SERVICE CHARGES

## Ground Floor

**Entrance Hall** - Built in storage cupboard, airing cupboard, doors to all accommodation.

**Sitting Room** - 12' 9" x 10' 5" (3.89m x 3.2m) Radiator, double glazed window to front, built in storage cupboard.

**Kitchen** - 8' 9" x 10' 9" (2.68m x 3.29m) Double glazed window and door to rear garden, eye and base units, stainless steel sink and drainer with mixer over, space for fridge freezer and cooker. Space and plumbing for washing machine. Wall mounted boiler, radiator.

**Master bedroom** - 14' 0" x 8' 6" (4.29m x 2.6m) Double glazed window to rear, radiator.

**Bathroom** - Frosted double glazed window to front, panel enclosed bath, low level wc, pedestal wash basin. Shaver point

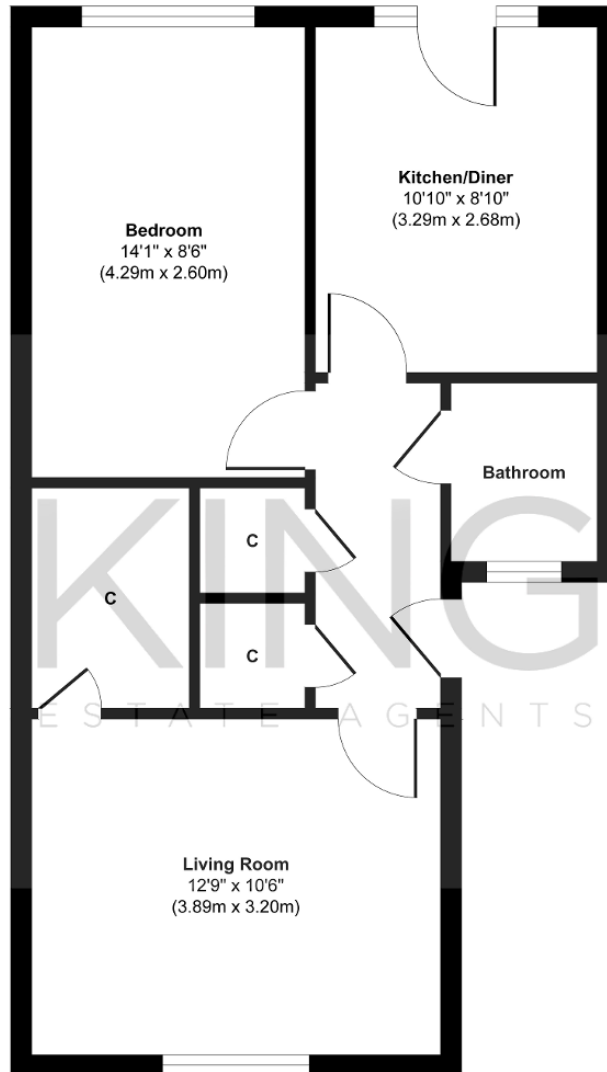
## Exterior

**Communal garden** - Enclosed by fencing, gated access to side. Laid to lawn.

## Location

Stantonbury is situated in the Northern region of Milton Keynes. There is ease of access to the M1, A5 and MK Central Railway Station. The property is within very close walking distance to Linford Wood & The Grand Union Canal. Stantonbury Campus which is located nearby offers comprehensive schooling, leisure centre, outdoor sporting facilities and a health and shopping centre.





**Floor Plan**  
**Approximate Floor Area**  
**491 sq. ft**  
**(45.66 sq. m)**

**Approx. Gross Internal Floor Area 491 sq. ft / 45.66 sq. m**

Floorplans are for layout purposes only and are not intended to be scale drawings.  
All measurements are approximate and should not be relied upon for valuation purposes.  
Produced by Elements Property