

Sir Malcolm Stewart Homes, Stewartby, **Bedfordshire, MK43 9LS**

Guide Price: £165,000 Leasehold (Subject to contract)

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Sir Malcolm Stewart Homes, Stewartby, Bedfordshire, MK43 9LS

A rare opportunity to acquire this well presented one bedroom semi detached bungalow, available exclusively for the over 55s and offered to the market with no upward chain.

Occupying a peaceful position within this highly regarded warden controlled development, the property offers comfortable, low maintenance living with the reassurance of additional on site support, providing complete peace of mind.

The bungalow is presented in good decorative order throughout and has benefited from a number of recent improvements, including the installation of a modern walk in shower in 2021 and replacement double glazed windows throughout in 2023. The well appointed kitchen offers ample storage and workspace, while a side lobby provides two generous walk-in storage cupboards, adding to the practicality of the accommodation. Completing the accommodation is a good sized 16ft living room and large double bedroom.

Outside, residents can enjoy beautifully maintained communal gardens, creating a tranquil setting in which to relax and socialise.

Combining a desirable location, modern improvements and the security of a warden controlled community, this delightful bungalow represents an excellent opportunity for those seeking independent retirement living in a friendly and peaceful environment.

The village of Stewartby is located off the southern bypass (A421) between the major town of Bedford and City of Milton Keynes. Commuter links into London St Pancras from Bedford take approximately 40 minutes and from the Milton Keynes platform direct into Euston take as little as 35 minutes. Road links are also accessible, J13 M1, is less than a ten minute drive.







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Local Authority - Central Bedfordshire Council

Council Tax Band - A

At a Glance:

- Rarely available one bedroom semi detached retirement bungalow
- Exclusively for the over 55s
- Offered with no upward chain
- Peaceful position within a popular warden controlled development
- Modern walk-in shower installed in 2021
- Replacement double glazed windows fitted throughout in 2023
- Well appointed kitchen
- Two spacious walk-in storage cupboards
- Beautifully maintained communal gardens



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The village itself offers local amenities to include a convenience store, social club and Stewartby Lakes which offer a variety of water sports. The Forest Centre and Millennium Country Park are also within close proximity to the property in the neighbouring village of Marston Moretaine. Further and more substantial amenities can be found in Georgian market town of Ampthill which is just a five minute drive away, offering a selection of small individually owned shops, hairdressers and a Waitrose Store.

Lease information as supplied by the vendor:

Length of unexpired lease: 115 years (approximately)

Service charge: £1,718 per annum (approximately)

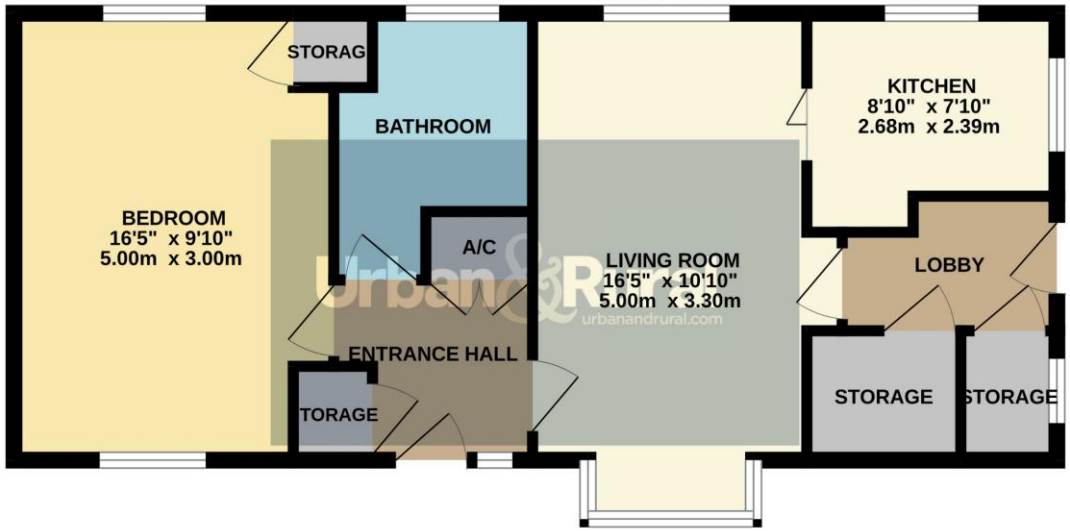






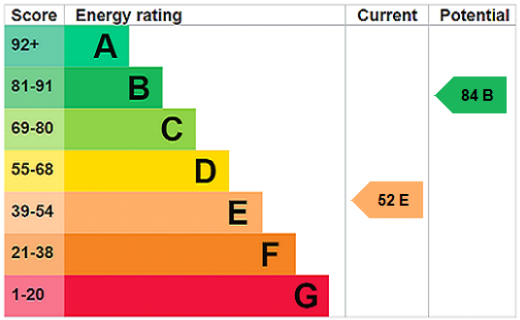
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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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