

CARL MYERS



BESPOKE ESTATE AGENT

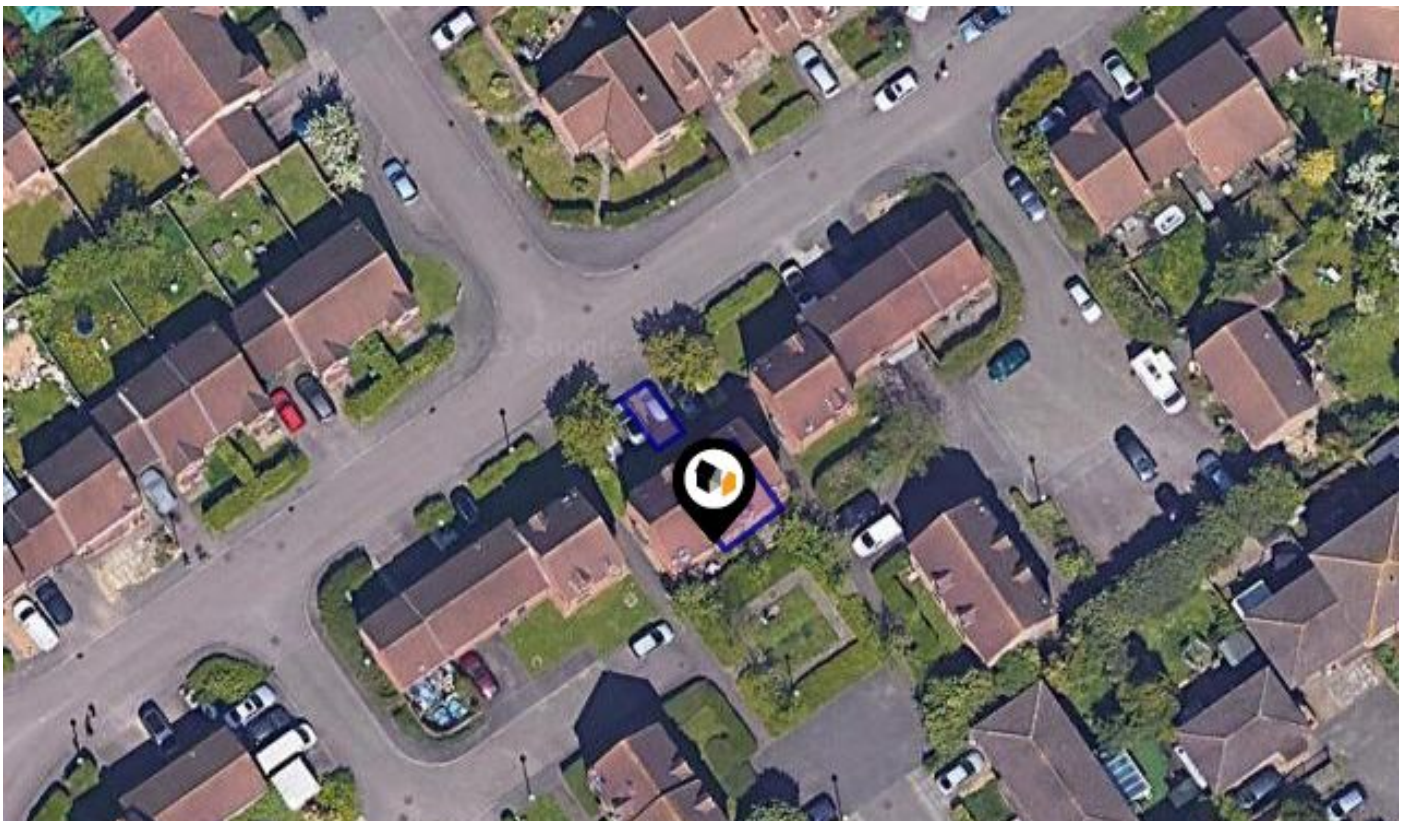


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st March 2023



GRACE AVENUE, OLDBROOK, MILTON KEYNES, MK6

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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www.carlmyers.co.uk

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aprift
Know any property instantly

Introduction

Our Comments

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Be better informed is the brand new service from Carl Myers Bespoke Estate Agent. We feel as a buyer you need the full property facts in front of you.

Start seeing our new property brochures which are fully interactive and have all the information you need about a house you are interested in at your fingertips.

Check out the schools. Find out where the nearest bus stop is. Check the boundary of the house you are viewing, the plot size and square footage.

We even feature broadband speeds, mobile phone coverage and what satellite/tv is available!

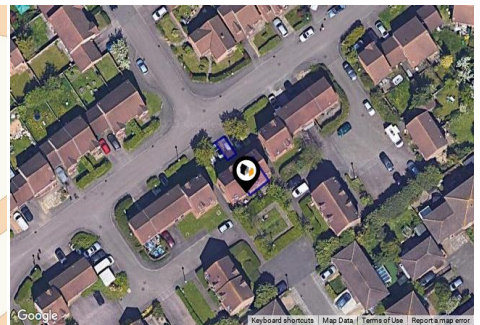
If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£408
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	376 ft ² / 35 m ²	Start Date:	23/07/1992
Plot Area:	0.01 acres	End Date:	01/01/2990
Year Built :	1983-1990	Lease Term:	999 years from 1 January 1991
Council Tax :	Band B	Term Remaining:	967 years
Annual Estimate:	£1,511		
Title Number:	BM177078		
UPRN:	25042951		

Local Area

Local Authority:	Milton Keynes
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	77 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

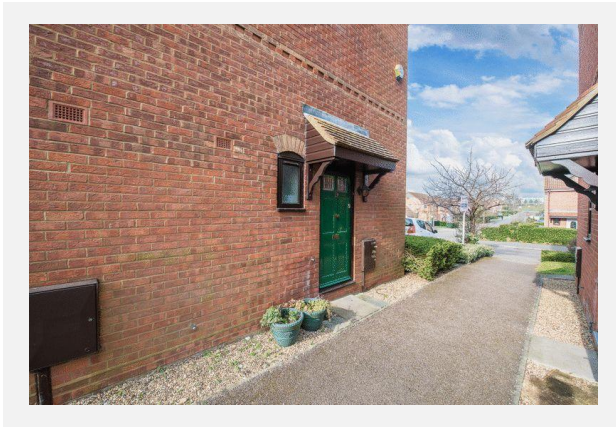


Gallery Photos

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Gallery Photos

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Gallery Photos

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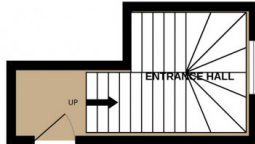


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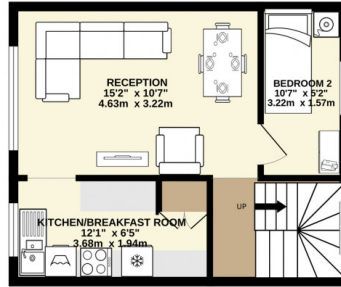


GRACE AVENUE, OLDBROOK, MILTON KEYNES, MK6

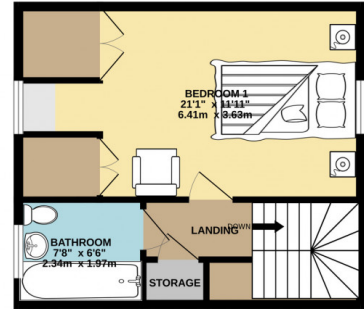
GROUND ENTRANCE HALL
97 sq.ft. (9.0 sq.m.) approx.



FIRST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



SECOND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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Property EPC - Certificate

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Oldbrook, MILTON KEYNES, MK6

Energy rating

D

Valid until 20.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

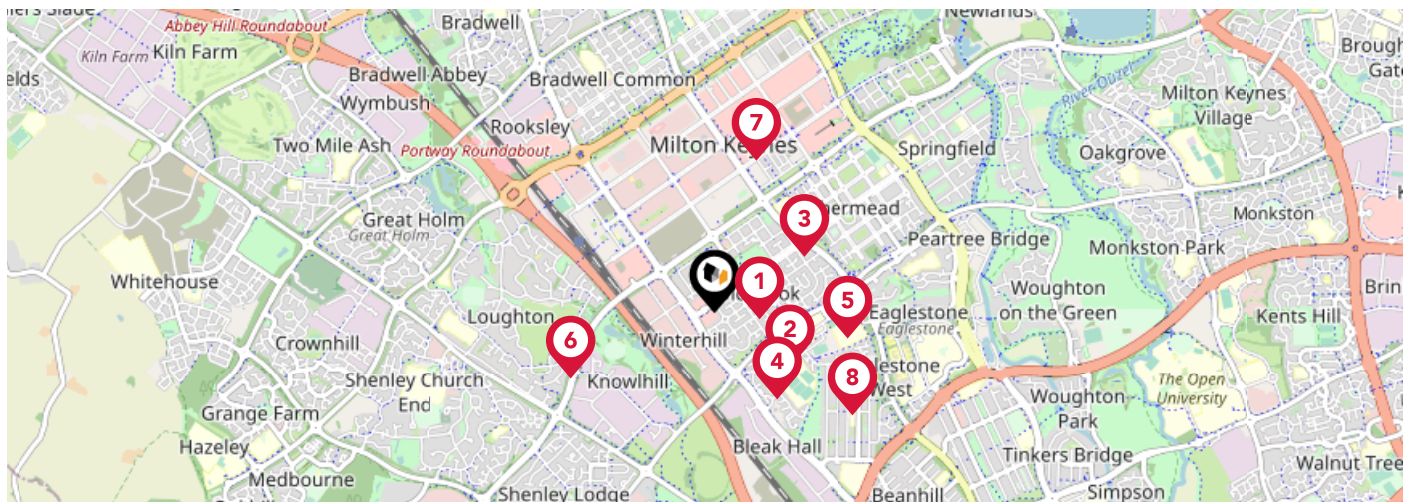
Property Type:	Top-floor maisonette
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	72 m ²

Area Schools

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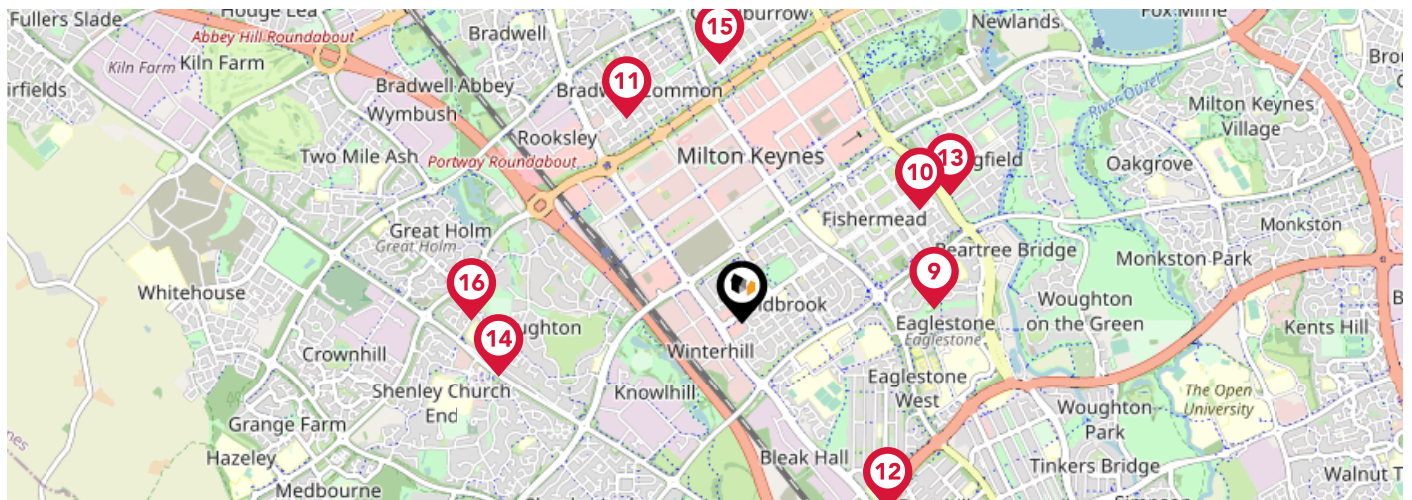
		Nursery	Primary	Secondary	College	Private
1	Oldbrook First School Ofsted Rating: Good Pupils: 170 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Milton Keynes College Ofsted Rating: Good Pupils:0 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Jubilee Wood Primary School Ofsted Rating: Good Pupils: 570 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Paul's Catholic School Ofsted Rating: Good Pupils: 1848 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Milton Keynes Academy Ofsted Rating: Good Pupils: 1186 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Grove Independent School Ofsted Rating: Not Rated Pupils: 251 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	SMK Gateway - Alternative Provision Ofsted Rating: Not Rated Pupils:0 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bridge Academy Ofsted Rating: Good Pupils: 35 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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		Nursery	Primary	Secondary	College	Private
	Falconhurst School Ofsted Rating: Good Pupils: 360 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Willows School and Early Years Centre Ofsted Rating: Good Pupils: 163 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summerfield School Ofsted Rating: Good Pupils: 351 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Chapter Primary School Ofsted Rating: Good Pupils: 314 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Academy Ofsted Rating: Good Pupils: 351 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Loughton School Ofsted Rating: Good Pupils: 480 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Germander Park School Ofsted Rating: Good Pupils: 101 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Loughton Manor First School Ofsted Rating: Outstanding Pupils: 292 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

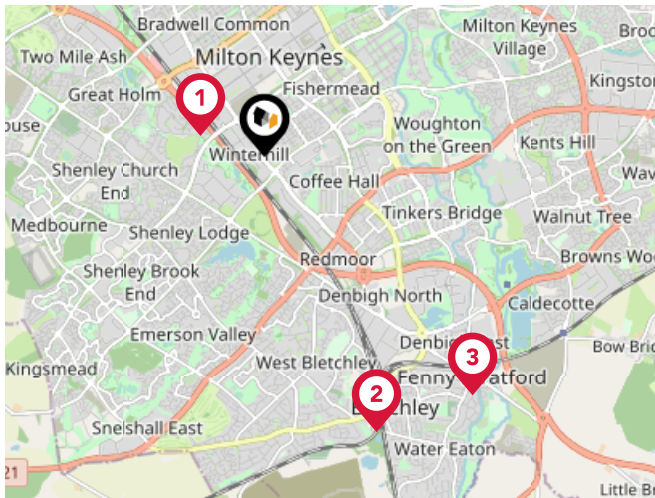
Area

Transport (National)

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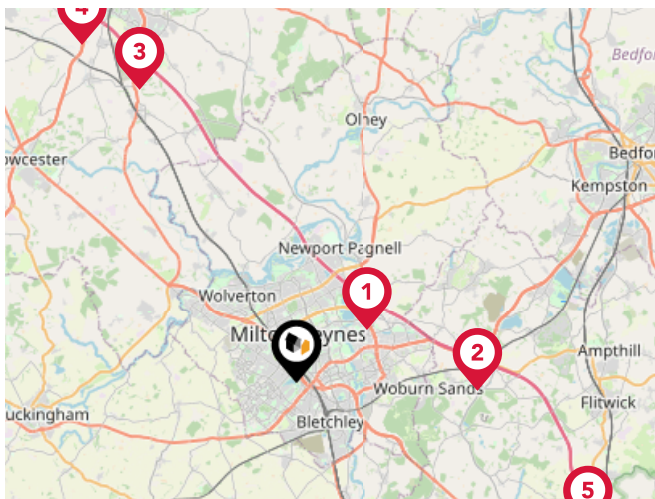


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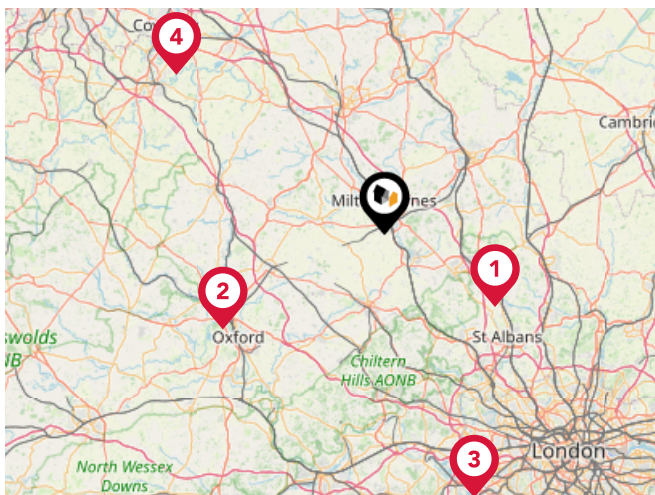
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	0.62 miles
2	Bletchley Rail Station	2.71 miles
3	Fenny Stratford Rail Station	2.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	3.17 miles
2	M1 J13	6.59 miles
3	M1 J15	12.09 miles
4	M1 J15A	14.59 miles
5	M1 J12	11.9 miles



Airports/Helipads

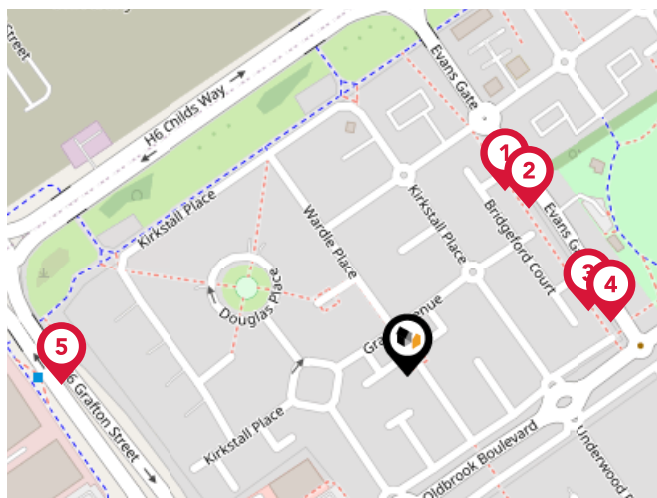
Pin	Name	Distance
1	London Luton Airport	19.42 miles
2	London Oxford Airport	27.26 miles
3	London Heathrow Airport	40.72 miles
4	Coventry Airport	38.19 miles

Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Evans Gate	0.12 miles
2	Evans Gate	0.12 miles
3	Oldbrook Cricket Ground	0.11 miles
4	Oldbrook Cricket Ground	0.12 miles
5	South Grafton Roundabout South	0.2 miles

Market

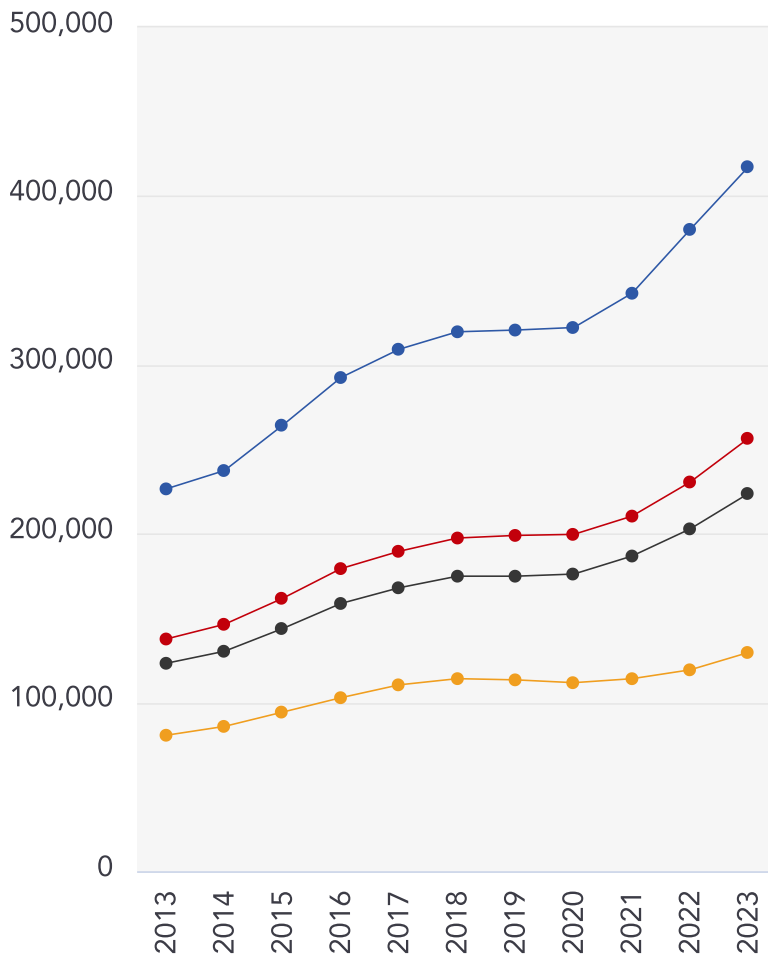
House Price Statistics

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10 Year History of Average House Prices by Property Type in MK6



Detached

+84.25%

Semi-Detached

+86.39%

Terraced

+81.63%

Flat

+60.85%

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Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

Carl Myers Bespoke Estate Agent powered by eXp Testimonials



Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl_myers_bespoke

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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