

# Cauldwell

PROPERTY SERVICES



## 57 Dakota House

Mortimer Square, Milton Keynes, MK9 2FB

Offers Over £193,000



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## COMMUNAL ENTRANCE

Video entry system.

## ENTRANCE HALL

Door to living room, bedroom one, bathroom and storage/utility cupboard.

## LIVING ROOM

17'5" x 11'10" (5.3 x 3.6)

Double glazed windows to rear. Double glazed door to balcony. Television point. Telephone point. Radiator.

## KITCHEN AREA

8'2" x 6'11" (2.5 x 2.1)

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Gas hob and oven with extractor fan. Built in dishwasher and fridge freezer. Tiled flooring.

## MASTER BEDROOM

10'6"M x 6'11"M (3.2M x 2.1M)

Double glazed window to rear. Fitted double wardrobe. Television point. Telephone point.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Electric shaver point. Radiator.

## SECURE PARKING

For one vehicle.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full

efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

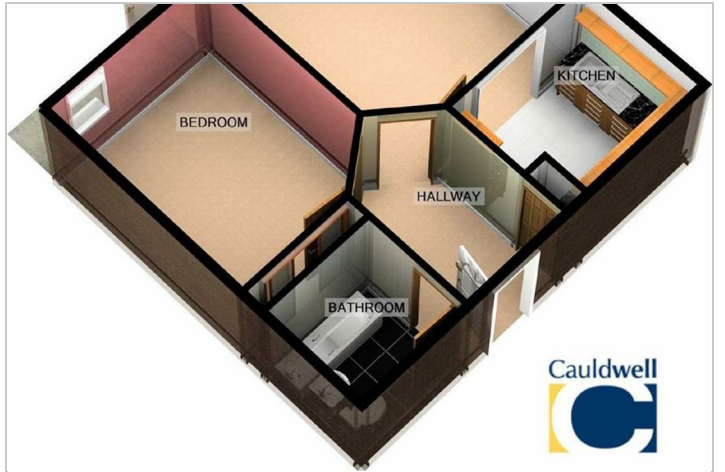
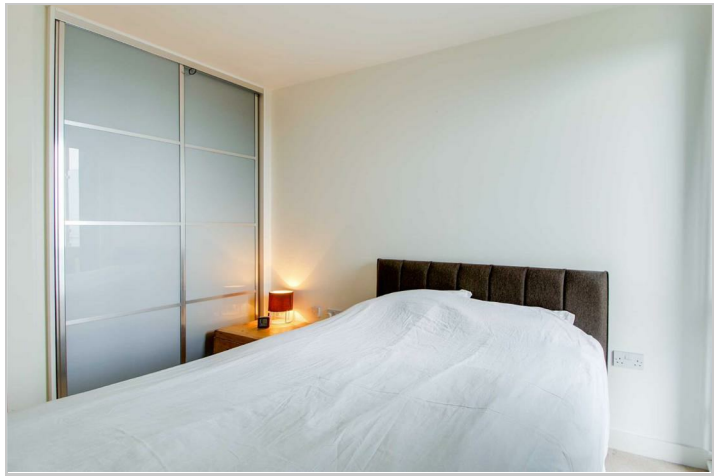
## COUNCIL TAX BAND

Council tax band B. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

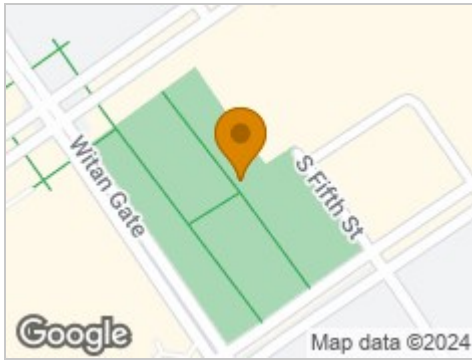
## LEASE INFORMATION

The vendor has informed us that there is 115 years remaining on the 125 year lease. The ground rent is £150 per annum. The Service charge, inclusive of water rates is £1751.18 per annum. This information has not been verified.

Tel: 01908 304480



## Road Map



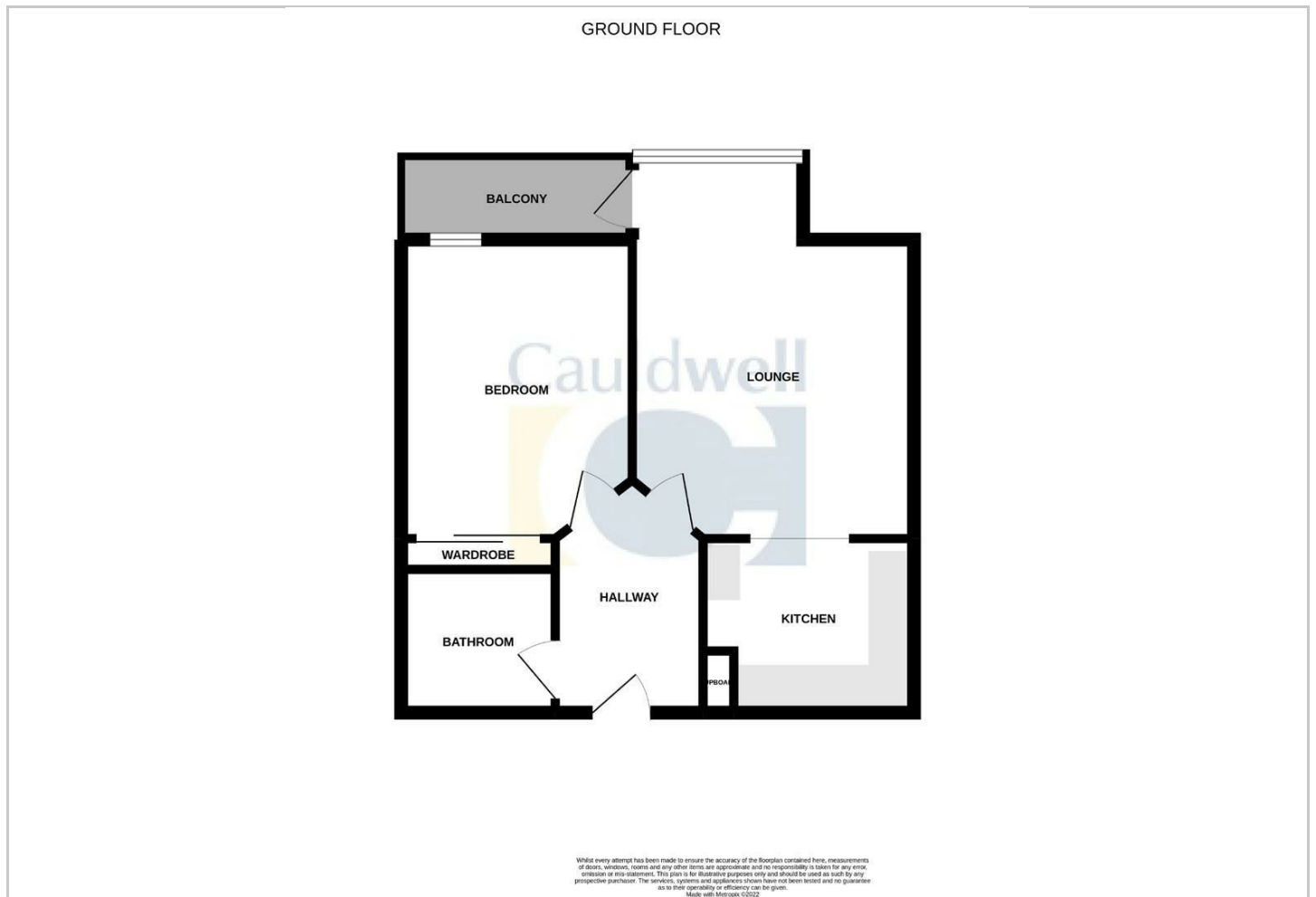
## Hybrid Map



## Terrain Map



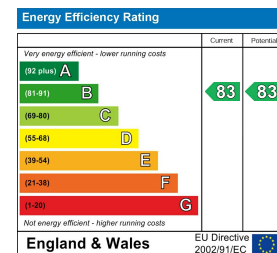
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.