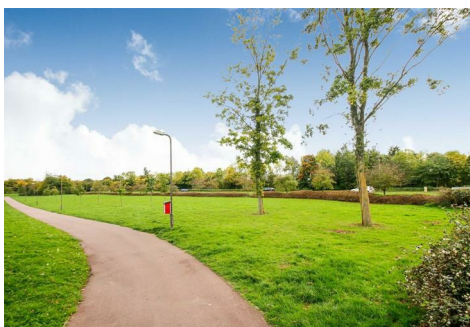




Cauldwell

PROPERTY SERVICES



19 Addington Avenue, Milton Keynes, MK12 5GH **Offers In Excess Of £240,000**

CAULDWELL are pleased to offer for sale a modern TWO BEDROOM executive PENTHOUSE with separate STUDY situated within the popular new development Stratford Park. The property boasts a balcony, SECURE GATED PARKING via electronic control and a BALCONY. Accommodation comprises; entrance hall, open plan kitchen/dining area, lounge area with french doors leading to a balcony, en-suite shower room to master bedroom, three bedrooms and a bathroom. Energy rating B. Council tax band B

Wolverton is located to the north-east of Milton Keynes. The property is within walking distance to Wolverton Train Station and a short drive to A5. There are local amenities to include leisure centre and abundance of supermarkets and high street shops. Central Milton Keynes is within approximately 3.6 miles and the popular Stony Stratford and Ouse Valley Park is just round the corner.

LOCATION & LOCAL AMENITIES

The property is within 5 minutes to Wolverton Train station, Central Milton Keynes is under 3 miles away. Located within 8 miles from M1 junction 14 and within close proximity to the A5. Wolverton has local amenities, Primary and Secondary schools within the area. The property is within walking distance to Wolverton swimming and Fitness Centre.

ENTRANCE HALL



Doors to open plan kitchen/living area. Doors to bedrooms and bathroom.

OPEN PLAN KITCHEN/LIVING AREA 18'4" x 12'2" (5.6 x 3.7)



Double glazed French doors to balcony. Skimmed ceiling. Television point. Telephone point.

KITCHEN AREA



Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Electric hob, oven and extractor fan. Built in fridge freezer, dishwasher and washing machine. Double glazed window to side.

BEDROOM ONE 14'9" x 9'2" (4.5 x 2.8)



Double glazed window to front. Skimmed ceiling. Door to en-suite.

ENSUITE



Three piece suite comprising double shower cubicle with shower, low level wc and wash hand basin. Part tiled. Tiled flooring. Radiator. Extractor fan.

BEDROOM TWO 11'2" x 8'2" (3.4 x 2.5)



Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM THREE 7'10" x 6'7" (2.4 x 2)



Double glazed windows to rear and side. Skimmed ceiling. Radiator. Loft access.

BATHROOM



Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled. Splash back tiling. Skimmed ceiling with inset lights. Extractor fan. Radiator.

PARKING

Off road secure parking for one vehicle (bay 72) with electric gates.

COUNCIL TAX BAND

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

LEASE DETAILS

125 Year lease with 117 years remaining
£120 a year ground rent
960 a year service charge

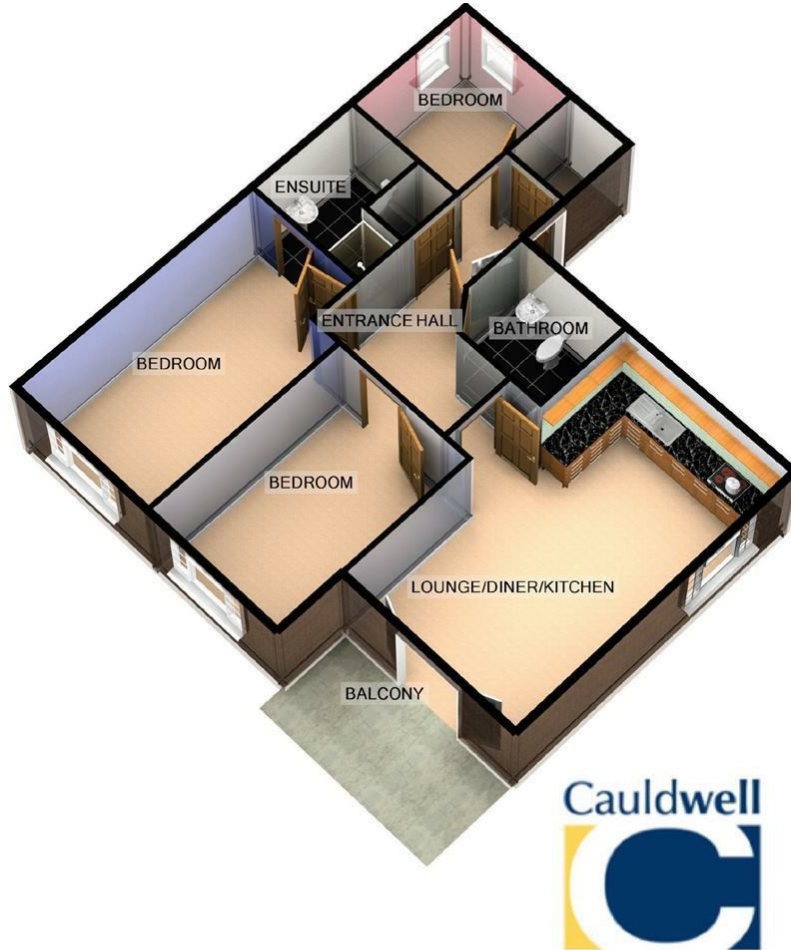
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.

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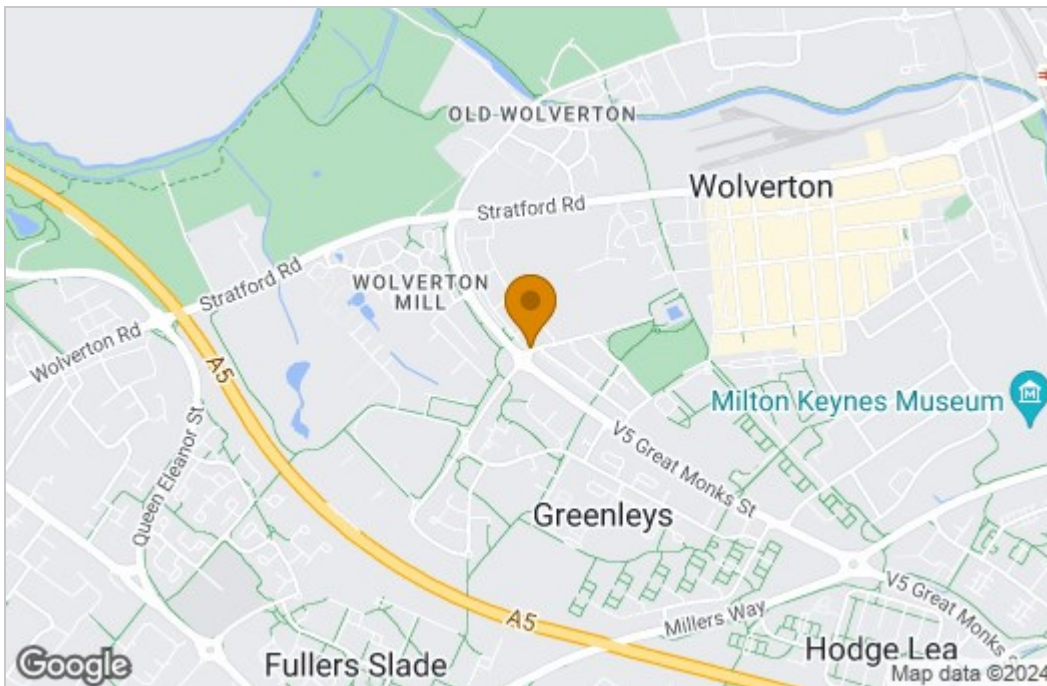
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Floor Plan



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2017

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

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