



# Cauldwell

PROPERTY SERVICES



**47 Tyhurst, Milton Keynes, MK10 9RP**

**£189,995**

CAULDWELL are delighted to offer for sale this well presented ground floor apartment with a PRIVATE SUN TERRACE, situated in the sought after location of Middleton. This stunning property boasts a light and airy open plan lounge/dining room with French doors leading to the sun terrace, stylish modern fitted kitchen with integrated appliances, entrance hall, one double bedroom and a bathroom. Outside there is allocated parking. The property is offered for sale with no upward chain. Energy Rating C. Council tax band A.

Middleton is part of Milton Keynes Village, one of the original settlements which dates back to Saxon times and is mentioned in the Domesday Book as Middletone. The location is highly desirable given its close proximity to Junction 14 of the M1, Kingston district centre and school catchment. Middleton primary school is currently rated as 'Outstanding' and Oakgrove Secondary as 'Good' by Ofsted. Other amenities include The Swan pub/restaurant and Middleton Pavilion.

## **ENTRANCE**

Entrance through front door into communal area via intercom system. Storage cupboard. Entrance to apartment through front door into entrance hall. Doors leading to all rooms.

## **LIVING/DINING ROOM 16'7" x 11'9" (5.06 x 3.60)**

Open plan living/dining area. Double glazed window and double glazed French door with window either side leading to private sun terrace. Two radiators. Television point. Wood effect flooring. Coving to ceiling. Open to kitchen area.

## **KITCHEN 10'7" x 6'3" (3.24 x 1.91)**

Kitchen fitted with a range of wall and base units. Roll top worksurfaces incorporating stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and extractor. Integrated dishwasher and fridge/freezer. Wood effect flooring.

## **BEDROOM 10'11" x 10'7" (3.35 x 3.24)**

Double glazed window. Carpet flooring. Radiator.

## **BATHROOM**

Three piece suite. Panelled bath with mains shower attachment and glass shower screen. Low level wc, wash hand basin with mixer tap. Part tiled walls.

## **OUTSIDE**

Sun terrace. Allocated parking. Communal bin and bike store.

## **COUNCIL TAX BAND**

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

## **LEASEDETAILS**

115 years remaining on the lease  
Annual ground rent - £150  
Annual service charge - £2225.02

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.

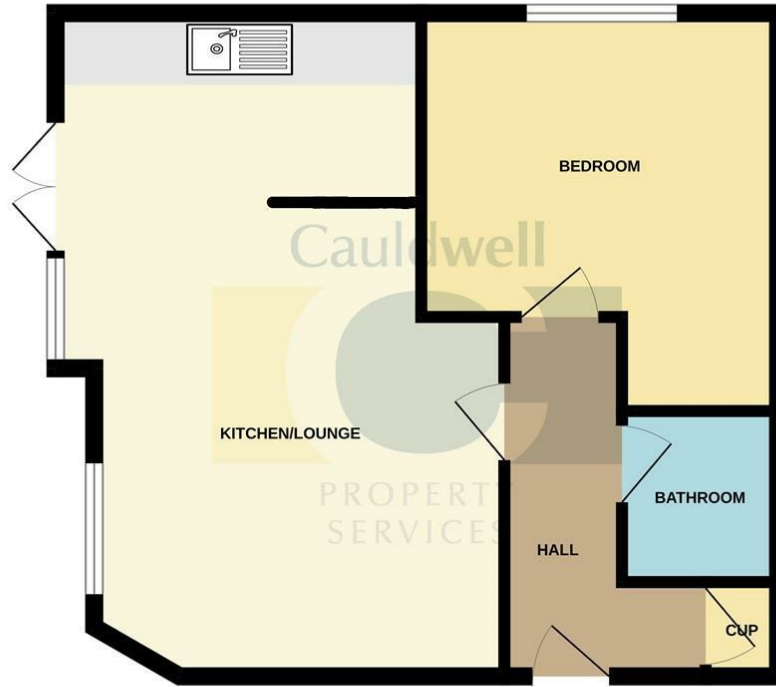
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

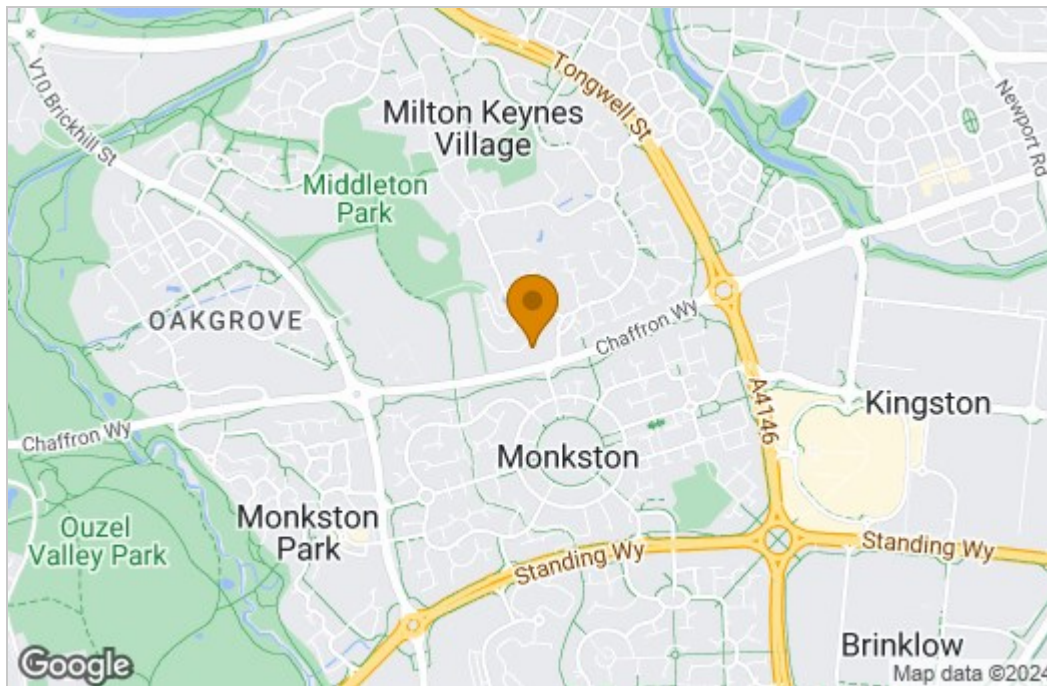


# Floor Plan

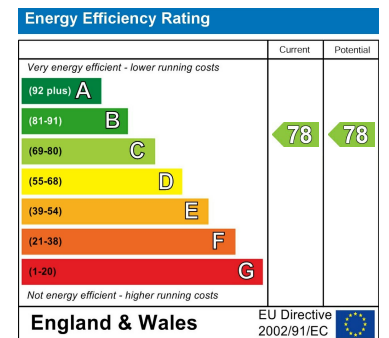


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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