



Cauldwell

PROPERTY SERVICES



Flat 3 Union Court, Milton Keynes, MK9 4BS

£235,000

CAULDWELL are delighted to offer for sale this first floor EXECUTIVE APARTMENT in the NEW & EXCITING DEVELOPMENT of Campbell Wharf which benefits from being within CLOSE PROXIMITY TO THE GRAND UNION CANAL and PRIVATE BALCONY with CANAL VIEWS. This stunning property briefly comprises; welcoming communal entrance hall via INTERCOM SYSTEM, LIFT ACCESS, entrance hall, UTILITY CUPBOARD plumbing for a washing machine, lounge/dining room with balcony, open plan stylish fitted kitchen with integrated appliances, double bedroom with fitted wardrobes and bathroom with shower. Outside there is a COMMUNAL ROOF GARDEN and SECURE ALLOCATED PARKING. This property is offered for sale with no upward chain. Energy rating: C Council Tax Band B

ENTRANCE

Entrance through front door into entrance hall via communal door and intercom system. Utility cupboard with plumbing for washing machine. Doors to all rooms.

OPEN PLAN LIVING/DINING AREA

Double glazed patio doors leading to balcony. Two radiators. Open plan kitchen area

KITCHEN

Fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Electric hob and extractor and integrated oven. Integrated dishwasher, integrated fridge and freezer.

BEDROOM

Double glazed window. Fitted double mirrored wardrobe with sliding doors. Radiator.

BATHROOM

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

OUTSIDE

Communal gardens. Secure parking space.

COUNCIL TAX BAND

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>.

LEASE DETAILS

Informed by vendor - 250 year lease with 244 years remaining.

Service charge paid every 6 months. Last paid £1,073 in November 2023

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.

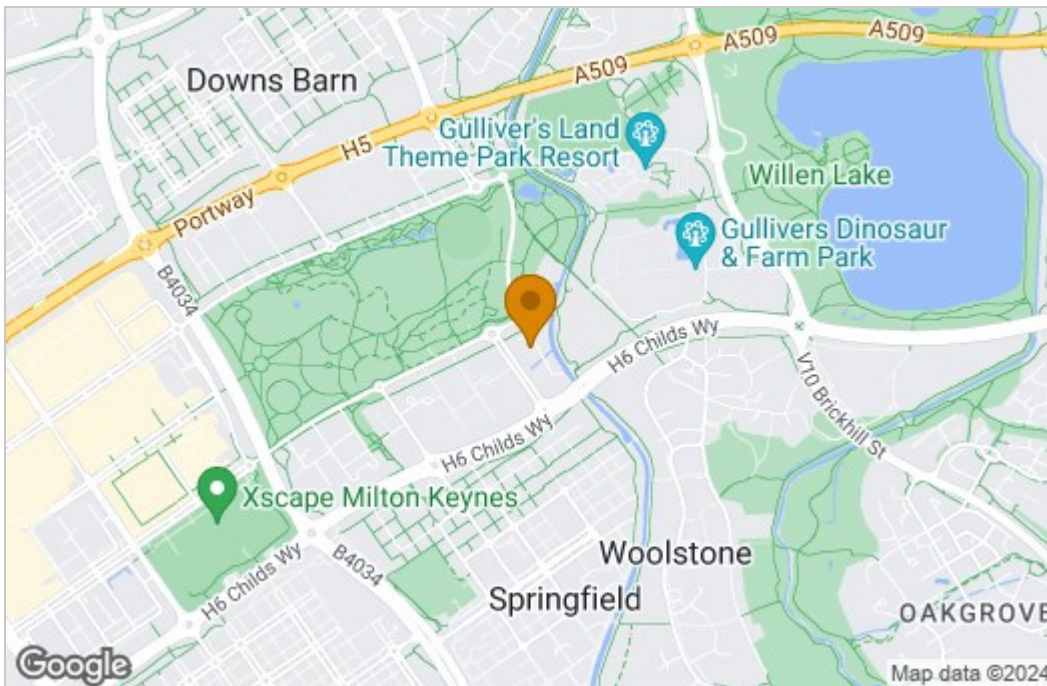
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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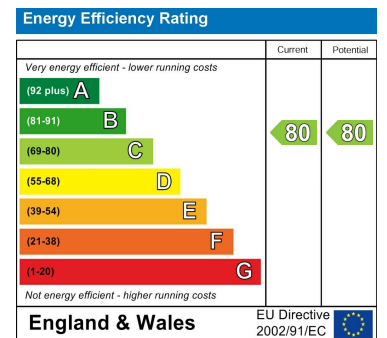
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

Area Map



Energy Efficiency Graph



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