



Cauldwell

PROPERTY SERVICES



45 Studley Knapp, Milton Keynes, MK7 7LX
£230,000

CAULDWELL are sole agents of this modern Freehold cluster home, offered to the market with a tenant in situ and currently generating over £14,500 a year in rent. The property is offered to the market chain free and features two double bedrooms, a fitted bathroom, fitted kitchen and living room. The property benefits from replacement uPVC double glazing, gas central heating, communal gardens which are leasehold and allocated parking.

Energy rating D. Council tax band B.

ENTRANCE HALL

Double glazed door to front. Airing cupboard. Large understairs storage cupboard, Doors to kitchen/breakfast room and living room.

KITCHEN/BREAKFAST ROOM 6'6" x 11'9" (2.00 x 3.59)



Double glazed window to front. Wall and base units with worksurfaces. Electric oven and gas hob with extractor hood. Plumbing for washing machine. Space for fridge freezer Breakfast bar with seating area. Radiator. Wall mounted combination boiler. Sink drainer and mixer tap.

LIVING ROOM 15'3" x 12'10" into bay (4.65 x 3.92 into bay)



Double glazed bay window to front, Television point. Feature glass wall. Radiator. Stairs to first floor landing.

FIRST FLOOR LANDING

Access to loft space. Radiator. Doors to bedrooms and bathroom.

BEDROOM ONE 8'4" x 11'9" (2.55 x 3.60)



Double glazed window to front. Radiator.

BEDROOM TWO 11'9" x 6'7" (3.59 x 2.02)



Double glazed window to front. Radiator.

BATHROOM



Double glazed window to front. Three piece suite comprising panelled bath, close couple wc and wash hand basin. Extractor fan. Shaver point. Radiator.

OUTSIDE



Off road allocated parking space. LEASEHOLD Communal lawned gardens which have 960 years remaining. £700 per year management charge approximately and £5 per year ground rent.

COUNCIL TAX BAND

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

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.

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Floor Plan

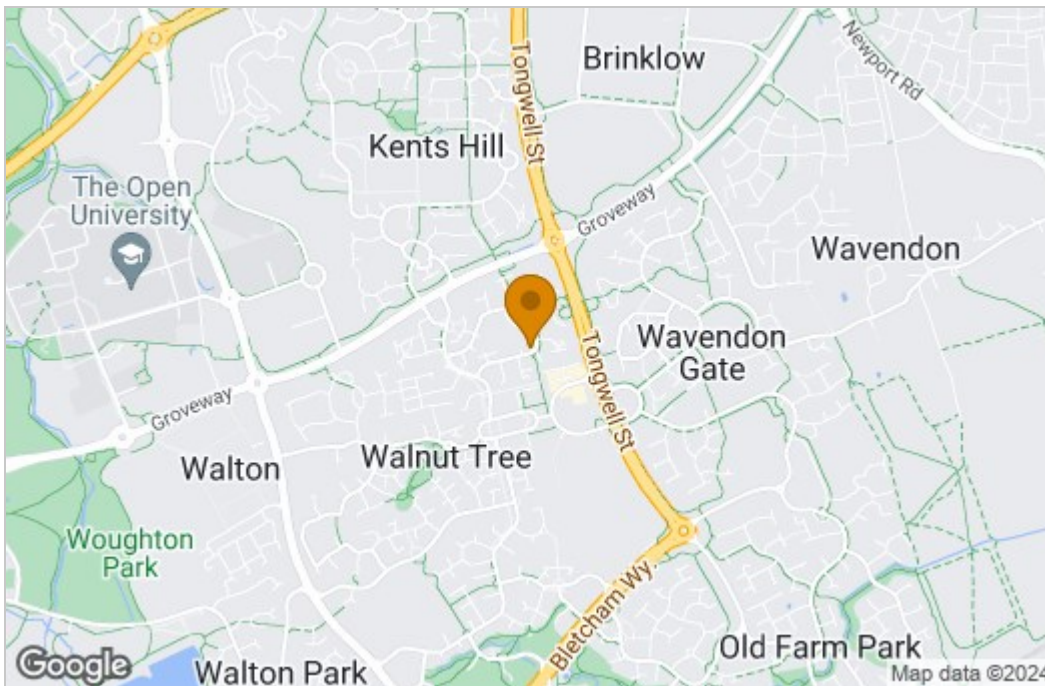


TOTAL FLOOR AREA : 570sq.ft. (53.0 sq.m.) approx.

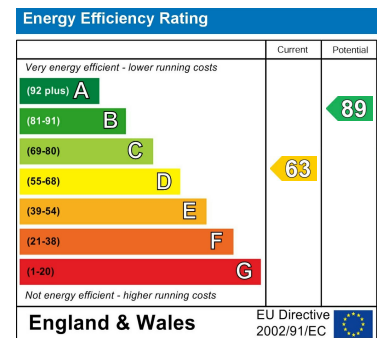
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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