

Cauldwell

PROPERTY SERVICES



6F Boycott Avenue, Milton Keynes, MK6 2JX

£150,000

CAULDWELL are pleased to offer for sale this modern TOP FLOOR APARTMENT, situated within close proximity to Central Milton Keynes shopping centre, Central Train Station and the A5. The accommodation briefly comprises: entrance hall, fitted kitchen, a good size open plan living room with a BALCONY, one double bedroom, bathroom and storage to the ground floor. Outside there is allocated parking Energy rating C. Council tax band; A.

ENTRANCE

Entrance through communal area into entrance hall. Entrance hall has doors leading to bedroom, bathroom storage cupboard and open plan living area.

LOUNGE/DINING AREA 16'3" x 12'9" (4.97 x 3.90)

Sliding double glazed door leading to the balcony. two wall mounted heaters.

KITCHEN AREA 11'6" x 6'2" (3.53 x 1.88)

Fitted with a range of wall and base units. Roll top work surface incorporating sink and drainer. Electric hob with grill. plumbing for washing machine and space for fridge freezer.

BEDROOM ONE 12'4" x 9'4" (3.76 x 2.87)

Double glazed window to the front.

FAMILY BATHROOM

Three piece suite. paneled bath with shower over. Low level wc, wash hand basin and extractor.

OUTSIDE

Communal bin store. communal storage cupboard. allocated parking.

LEASEHOLD & SERVICE CHARGES

The lease was formed in 1984 for 125 years. The service charge is £1780 per year. The ground rent has not be verified by the owner

COUNCIL TAX BAND

Council tax band A. 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.

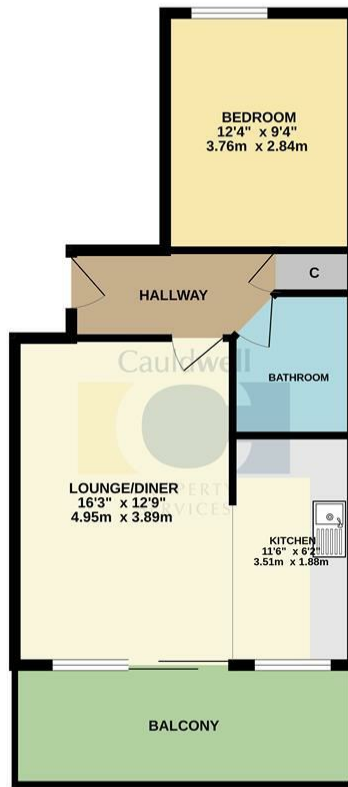
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Floor Plan

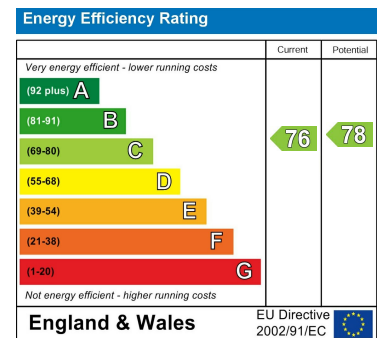


TOTAL FLOOR AREA : 474sq.ft. (44.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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