



# Cauldwell

PROPERTY SERVICES



## **38 Gyosei Gardens, Milton Keynes, MK15 9EN** **Asking Price £240,000**

CAULDWELL are delighted to offer for sale this exceptional two double bedroom first floor apartment, situated within the sought after Willen Park area. The property benefits from an en-suite shower room, southerly facing balcony with stunning views over the parkland and The Grand Union Canal. Accommodation briefly comprising; entrance hall, fitted kitchen, generous size light and airy lounge/dining room, en-suite to the principal bedroom with a French doors leading to the balcony, two double bedrooms and a separate bathroom. Outside there is allocated parking. Energy Rating B. Council tax band B.

The property is ideally located within a short walk to both Willen Lake & also the Grand Union Canal giving you access to local walks & cycle routes, local amenities and views of the canal. Central Milton Keynes shopping centre and train station is approximately 3 miles from Willen Park. The M1 Junction 14 is also easily accessible within a few miles.

## ENTRANCE HALL



Via communal areas. Doors to all rooms. Intercom access. Radiator. Skimmed ceiling. Door to living room, kitchen and bedrooms. Two storage cupboards.

## LOUNGE/DINING ROOM 22'8" x 16'3" (6.92 x 4.97)



Dual aspect room with double glazed windows to side (with canal side views). Coving to skimmed ceiling. Two double panelled radiator.

## KITCHEN 11'3" x 5'11" (3.44 x 1.82)



Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer. Built in oven, four ring hob and extractor. Plumbing for washing machine. Space for slim line dishwasher and fridge freezer. Radiator. Double glazed window with canal views to side. Wall mounted concealed boiler. Splash back tiling.

## BEDROOM ONE 10'9" x 8'7" (3.28 x 2.64)



Double glazed French doors to balcony to side with canal side views. Radiator. Skimmed ceiling. Door to ensuite.

## ENSUITE



Three piece suite comprising low level wc, wash hand basin and shower cubicle with shower. Skimmed ceiling. Extractor Heated towel rail.

## BEDROOM TWO 10'1" x 13'8" (3.09 x 4.19)



Unusual shaped room with max measurements. Double glazed window to side. Double panelled radiator. Skimmed ceiling.

## BATHROOM



Three piece suite comprising panelled bath with tiled splash backs, low level wc and wash hand basin. Radiator Skimmed ceiling. Extractor. Shaver point.

## OUTSIDE



Communal bin store. Communal bicycle store. Visitor parking bays. Allocated parking.

## COUNCIL TAX BAND

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

## LEASE DETAILS

Vendor advised - 125 years on lease with 122 years remaining

Annual ground rent £200

Annual Service charge £1278

£301 a year buildings insurance

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

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

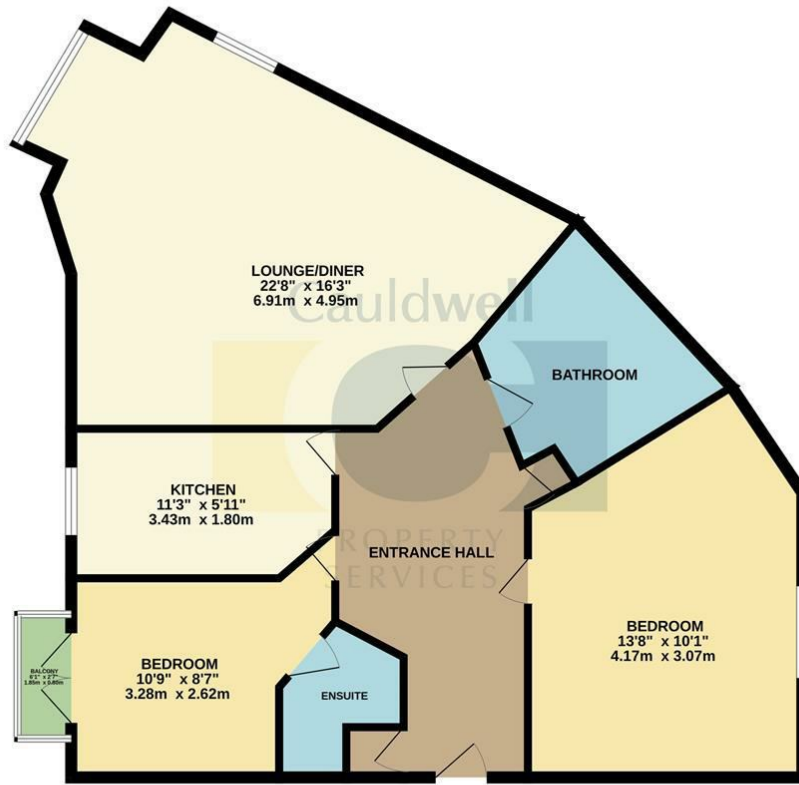
on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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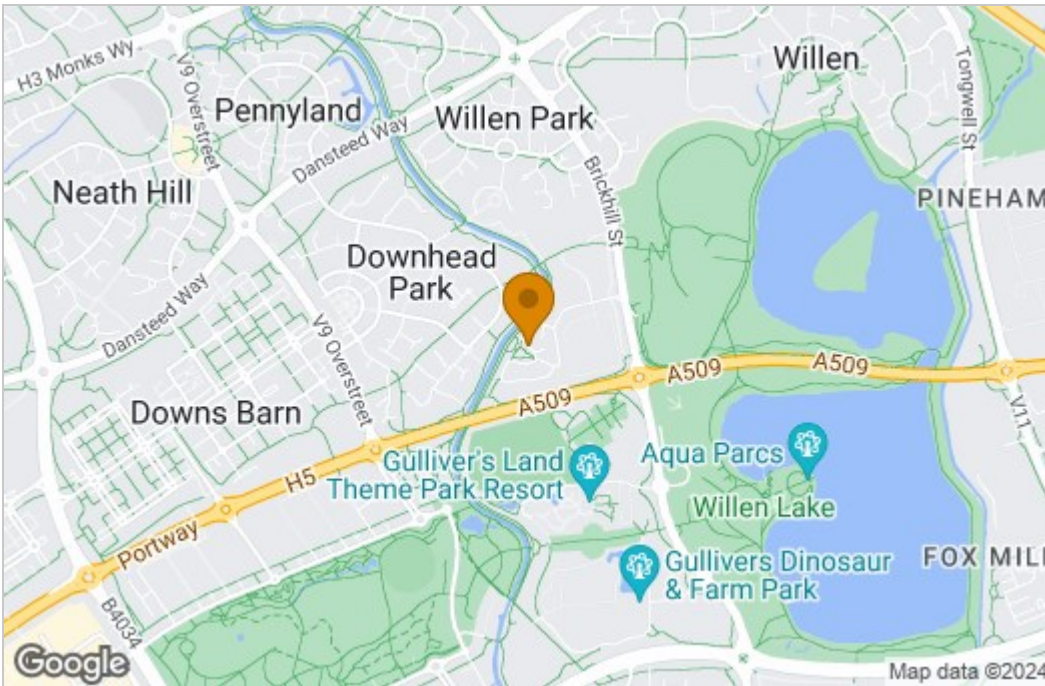
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

# Floor Plan



TOTAL FLOOR AREA: 743sq.ft. (69.0 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

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