

Cauldwell

PROPERTY SERVICES



4 Rothersthorpe, Milton Keynes, MK14 5JL

£550,000

**** LICENSED HMO****

CAULDWELL are delighted to offer to the market with no onward chain, this large HMO that has five bedrooms, all with their own en-suite or bathroom and two also having additional living areas as part of the lettable rooms. There is also a modern kitchen dining room as communal space and a ground floor wc. One of the ground floor rooms also has private access to the rear garden, with ample parking available for all residents. The property is operated as a business and we are informed has all the relevant certificates in place, these would need to be verified by your solicitor as part of the purchase transaction. We are informed by the owner the property currently generates £3750 per month and is always very popular with tenants when a room becomes available.

ENTRANCE HALL

WC

KITCHEN DINING ROOM 16'2" x 9'9" (4.95 x 2.99)

ROOM 1 20'9" x 10'7" (6.34 x 3.25)

EN-SUITE

ROOM 2 LIVING ROOM 16'5" x 11'6" (5.01 x 3.53)

ROOM 2 BEDROOM 12'0" x 7'10" (3.67 x 2.40)

EN-SUITE

LANDING

ROOM 3 BEDROOM 16'4" x 9'7" (4.98 x 2.94)

ROOM 3 LIVING AREA 10'8" x 5'8" (3.26 x 1.75)

EN-SUITE

ROOM 4 10'11" x 10'7" (3.34 x 3.23)

EN-SUITE

ROOM 5 14'11" x 9'10" (4.57 x 3.01)

ROOM 5 BATHROOM

REAR GARDEN

OFF ROAD PARKING

Current room rates

Room 1 : £750 pcm

Room 2 : £850 pcm

Room 3 : £650 pcm

Room 4 : £850 pcm

Room 5 : £650 pcm

COUNCIL TAX BAND

All 5 separate rooms have their own council tax band, they are all band A

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, Key Conveyancing 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

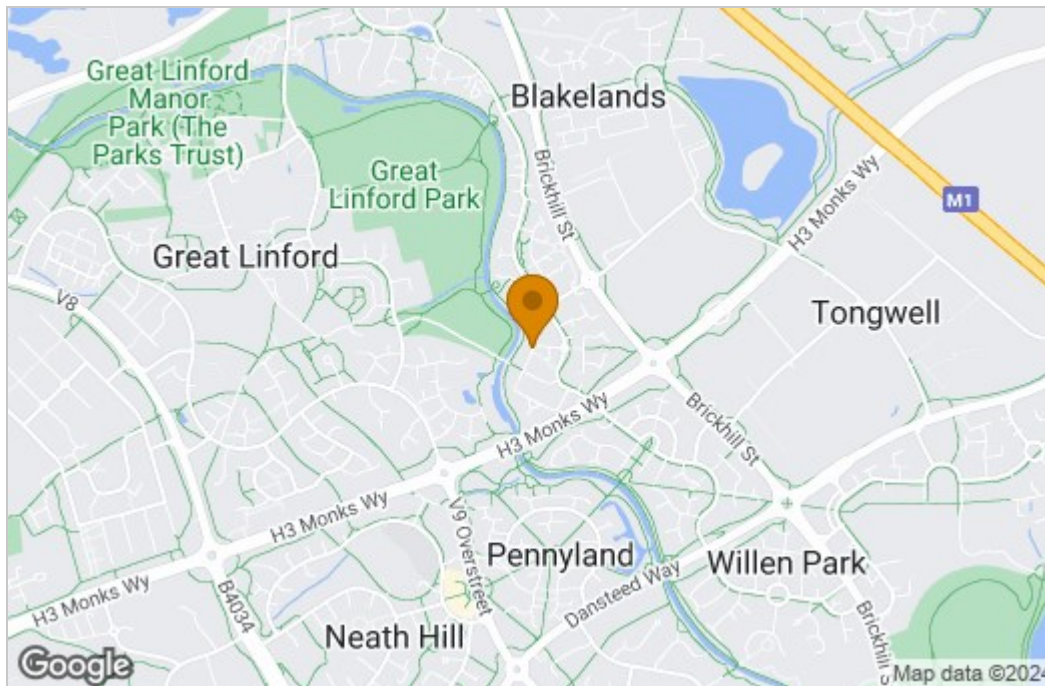
Floor Plan



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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