

# Cauldwell

PROPERTY SERVICES



## 44 Belvoir Avenue, Milton Keynes, MK4 2AB

**£169,995**

**\*\* Long lease and low associated charges\*\*** Presenting a charming first floor one-bedroom maisonette nestled in the serene surroundings of Emerson Valley. This delightful property offers a cozy living space, a well-appointed kitchen, and a tranquil bedroom, providing a peaceful retreat after a long day. With its own private entrance and parking, residents can enjoy privacy and relaxation. Situated in the desirable Emerson Valley with Linear Park in close proximity. This charming home provides easy access to local amenities, parks, and scenic walking trails, offering an idyllic blend of comfort and convenience for individuals or couples seeking a peaceful haven to call their own.

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. The location is popular with families as it is in the catchment of Ofsted rated good' schools with Howe Park infant school, Emerson Valley Middle school and Shenley Brook End secondary school all serving the area. There are two convenience shops on the estate one of which has a post office attached, also a Chinese Takeaway and Indian Restaurant. Westcroft district centre is on the adjacent estate where you will find a supermarket, chemist, doctors surgery, hairdressers and Library. Emerson Valley also benefits from Tattenhoe Valley Park which runs through the middle of the estate and leads to Furzton Lake and to Tattenhoe. Council tax band A. Energy Rating D.

## ENTRANCE HALL



Front entrance door. Frosted double glazed window to front. Stairs to first floor. Doors to all rooms. Airing cupboard housing water tank and storage shelving. Loft access.

## LIVING ROOM 15'3" x 11'10" (4.66 x 3.63)



Three double glazed windows to rear. Box bay double glazed window to side. Wall mounted heater. Opening to kitchen.

## KITCHEN 7'10" x 5'6" (2.41 x 1.68)



Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in fridge freezer. Built in washing machine, built in oven, four ring hob and extractor. Under unit lighting. Double glazed window to side. Splash back tiling.

## BEDROOM ONE 13'3" x 9'6" (4.04 x 2.92)



Dual aspect room with double glazed window to front and box bay double glazed window to front. Double glazed window to side. Wall mounted heater. Two door fitted wardrobe.

## BATHROOM



Three piece suite comprising panelled bath, low level wc and wash hand basin. Tiled walls. Wall mounted heater. Tiled flooring. Frosted double glazed window to side.

## OUTSIDE FRONT

Allocated parking.

## COUNCIL TAX BAND

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

## LEASE DETAILS

As advised by vendor - 999 year lease with 960 years remaining  
£20 a year ground rent  
£1068 a year service charge

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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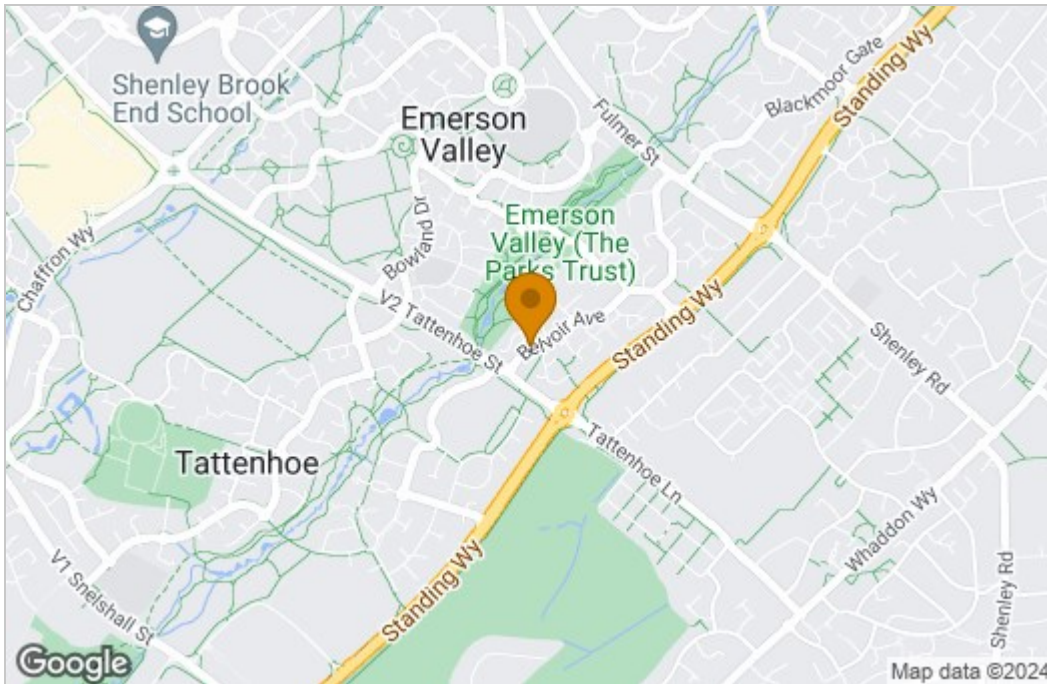
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# Floor Plan

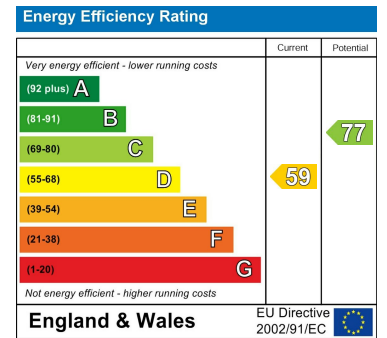


TOTAL FLOOR AREA : 474sq.ft. (44.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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



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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