



Cauldwell

PROPERTY SERVICES



41 Pimpernel Grove, Milton Keynes, MK7 7LQ

£155,000

Offered to the market with no onward chain, this first floor apartment offers a good sized double bedroom, a spacious living & dining room that merges in to the fitted kitchen and a fitted bathroom. There is also allocated parking outside in a small cul-de-sac location. The property would make an ideal investment or an excellent first time buy, positioned in this popular development to the south east of central Milton Keynes offering easy access to the M1 motorway, the Kingston shopping centre and 2 mainline train stations.

Energy rating: D
Council tax band: A

ENTRANCE HALL

Electric heater. Storage cupboard. Airing cupboard.

BEDROOM 8'9" x 10'7" (2.67 x 3.25)

Double glazed window to side aspect. Access to loft. Electric heater.

LIVING ROOM 14'9" x 10'2" (4.52 x 3.12)

Double glazed window to side. Electric heater. Television point. Arch to kitchen.

KITCHEN 8'0" x 7'1" (2.44 x 2.18)

Double glazed window to side. Fitted with wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Electric cooker. Plumbing for washing machine. Space for fridge freezer.

BATHROOM

Double glazed window to front. Three piece suite comprising bath with mixer tap and shower attachment, close coupled wc and wash hand basin. Electric shaver point.

OUTSIDE

One allocated parking space. Communal gardens.

LEASEHOLD

Vendor advised 999 year lease with 964 years remaining.

£25 per annum ground rent

£2109 annual 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.

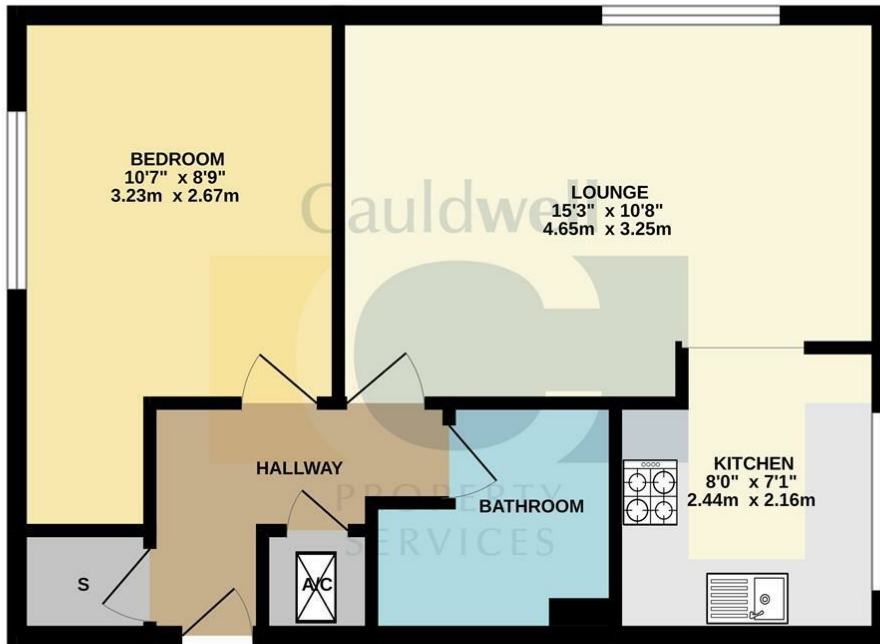
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Floor Plan



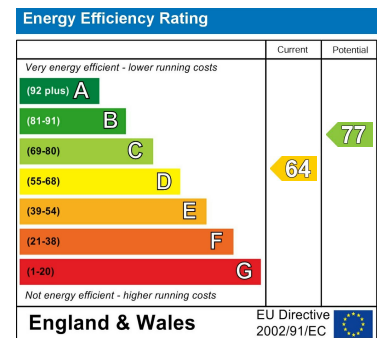
TOTAL FLOOR AREA : 420sq.ft. (39.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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