



Cauldwell

PROPERTY SERVICES



96 Staverton Grove, Milton Keynes, MK10 9QT Price Guide £200,000

*** £200,000 to £205,000 GUIDE PRICE *** CAULDWELL are delighted to offer for sale this two DOUBLE bedroom modern apartment situated in the popular "LANDMARK " Development within close proximity to Kingston District Centre and junction 14 of the M1. This wonderful property briefly comprises: entrance hall, kitchen, en-suite shower room, Lounge/dining room with balcony, bathroom, ground floor bicycle store room and allocated parking to front. Energy rating B. Council tax band B.

Broughton is situated to the East of Milton Keynes, within easy access of both junction 13 and 14 M1 motorway. The area features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots, amongst other high street shops and food centres. Willen Lake is within a short driving distance, as is Central Milton Keynes shopping centre and Train Station.

COMMUNAL ENTRANCE

Front entrance door to:-

ENTRANCE HALL

Doors to all rooms. Intercom access. Radiator. Skimmed ceiling.

OPEN PLAN LOUNGE/KITCHEN/DINER 21'9" x 16'8" to 10'5" (6.63 x 5.08 to 3.18)

KITCHEN AREA



Fitted with a range of wall and base units with roll top worksurfaces incorporating stainless steel sink drainer unit and mixer tap. Built in stainless steel oven, hob, extractor, dishwasher, washer dryer and fridge freezer. Tiled flooring. Part tiled walls. Skimmed ceiling. Wall mounted boiler.

LOUNGE/DINER

Double glazed window and door to balcony. Skimmed ceiling.

BEDROOM ONE 10'2" x 12'8" (3.10 x 3.86)



Double glazed window to front. Radiator. Skimmed ceiling. Door to Ensuite.

ENSUITE



Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Tiled wall. Heated towel rail.

BEDROOM TWO 11'3" x 9'7" (3.43 x 2.92)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath with mixer tap, shower attachment, low level wc and wash hand basin. Tiled walls. Heated towel rail.

ALLOCATED PARKING

For one vehicle.

LEASE DETAILS

Vendor has advised- Lease 125 years with 107 years remaining

Service charge for 01/04/23 - 31/03/24 - £2,146.81

Ground Rent for 01/04/23 - 31/03/24 - £325

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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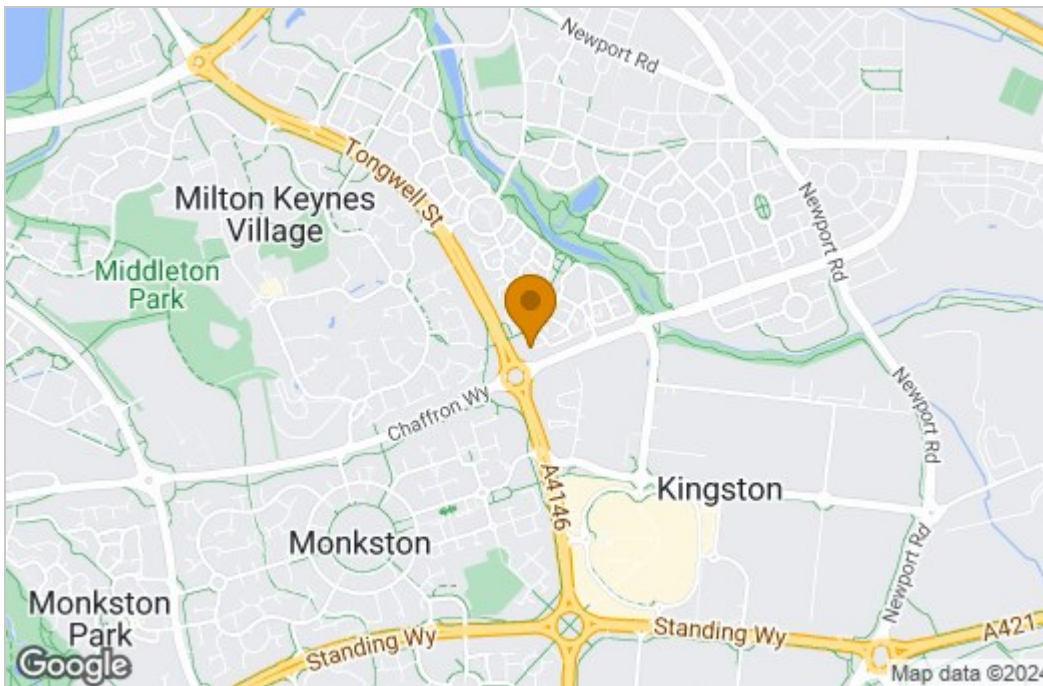
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Floor Plan

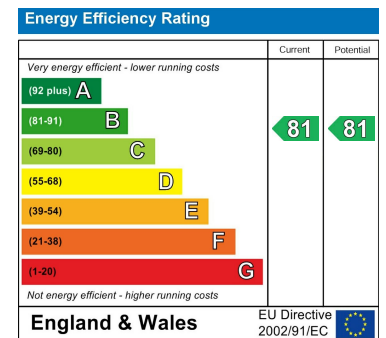


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Area Map



Energy Efficiency Graph



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