



# Cauldwell

PROPERTY SERVICES



## 8 Clipstone Brook Way, Milton Keynes, MK10 9QW

**£219,995**

CAULDWELL are pleased to offer for sale this two double bedroom first floor maisonette with OPEN VIEWS TO FRONT ASPECT, and two JULIET BALCONIES. The accommodation comprises; entrance hall, stairs to first floor, lounge/dining room with archway to the fitted kitchen, two well proportioned bedrooms with fitted wardrobes and Juliet Balconies and a bathroom with shower,. Outside there is allocated parking to rear. The property benefits from being available with no upward chain. Energy Rating: C. 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.



## ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor.

## FIRST FLOOR LANDING

Doors to all rooms.

## LIVING/DINING ROOM



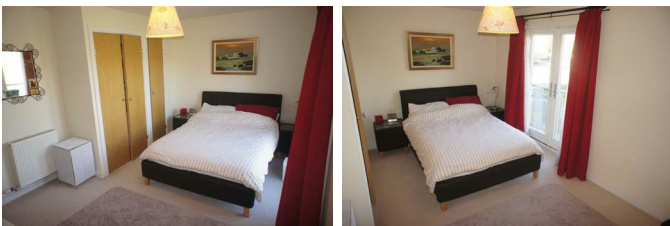
Double glazed French doors. Radiator. Archway to kitchen.

## KITCHEN



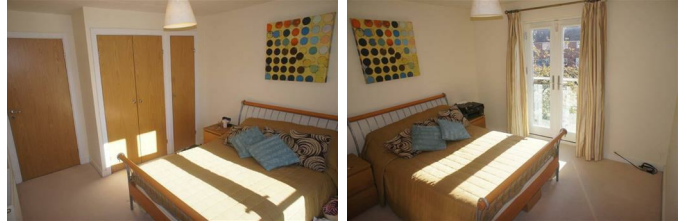
Fitted with a range of wall and base units. Work surfaces incorporating a one and a half stainless steel sink and drainer with mixer tap. Integrated oven with four ring gas hob and extractor over. Splash back tiles. Double glazed window.

## BEDROOM ONE



Double glazed French door to Juliet balcony. Fitted wardrobe. Radiator.

## BEDROOM TWO



Double glazed French door to Juliet balcony. Fitted wardrobe. Radiator.

## BATHROOM



Three piece suite. panelled bath with shower attachment and glass screen. Low level wc, wash hand basin. Tiled walls.

## FRONT GARDEN



Path leading to front door.

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.

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.

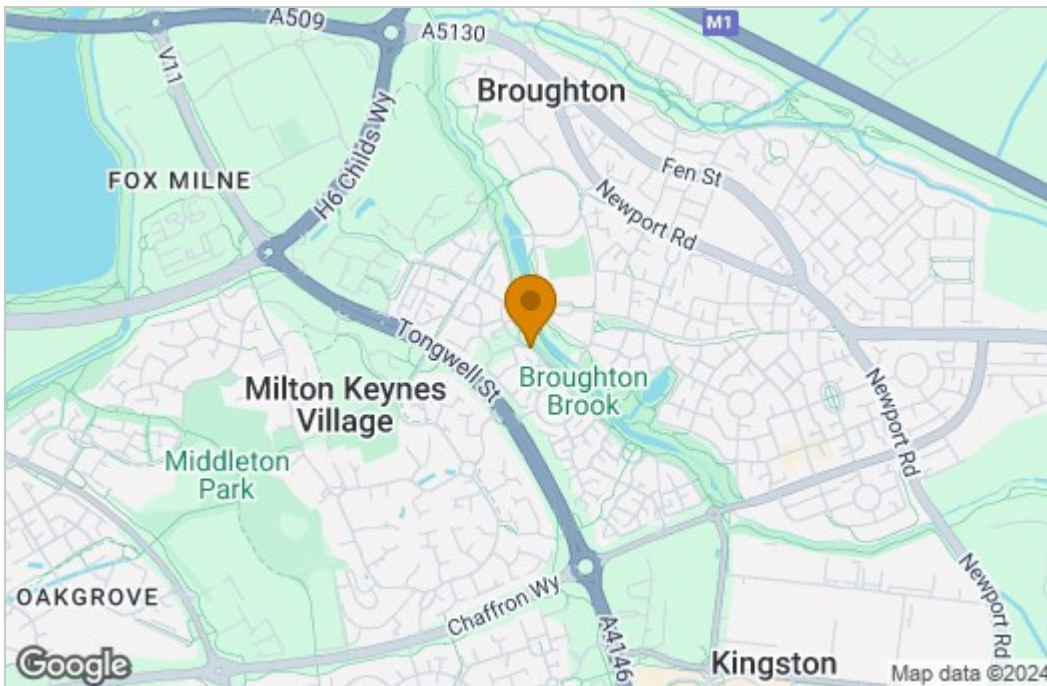
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#### **LEASE DETAILS**

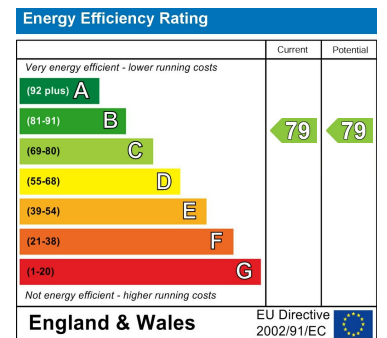
Vendor advised - 125 year lease with 102 years remaining. £165 annual ground rent. £1,381 annual service charge. Details not verified.

# Floor Plan

## 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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