



Cauldwell

PROPERTY SERVICES



8 Countess Way, Milton Keynes, MK10 7DX Offers In The Region Of £199,995

***AVAILABLE TO LANDLORD/INVESTORS ONLY - with current tenant paying £1,100PCM (not taking into account the leasehold/management charges)

CAULDWELL are delighted to offer for sale this two double bedroom first floor apartment, built by Barrett Homes conveniently located within close proximity to Kingston Shopping Centre and junction 14 of the M1. This wonderful home briefly comprises: Entrance hall, open plan living room and fitted kitchen, EN-SUITE SHOWER ROOM and FITTED WARDROBES to bedroom one, second double bedroom and a bathroom. Outside there is allocated parking with SECURE REMOTE CONTROLLED GATED ACCESS. Energy rating: B. Council tax band B.

ENTRANCE

Entrance through front door into entrance hall. Doors to all rooms. Door to two storage cupboards.

OPEN PLAN LIVING AREA

Double glazed window. Radiator. Open plan kitchen area.

KITCHEN AREA

Fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Four ring gas hob with integrated oven and extractor over. Plumbing for dishwasher, plumbing for washing machine, space for fridge freezer. Tiled flooring. Double glazed window.

BEDROOM ONE

Double glazed window. Radiator. Built in wardrobe. Door to En-suite.

ENSUITE

Double tiled shower cubicle with shower. Wash hand basin, low level wc. Part tiled walls, tiled floor.

BEDROOM TWO

Double glazed window. Radiator.

BATHROOM

Three piece suite. Panelled bath, wash hand basin, low level wc. tiled walls. tiled floor. Double glazed window.

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.

LEASE DETAILS

Vendor advised of the following lease details -
Service charge £1,267 per annum approx
Ground rent £250 per annum approx
Additional £250 a year insurance

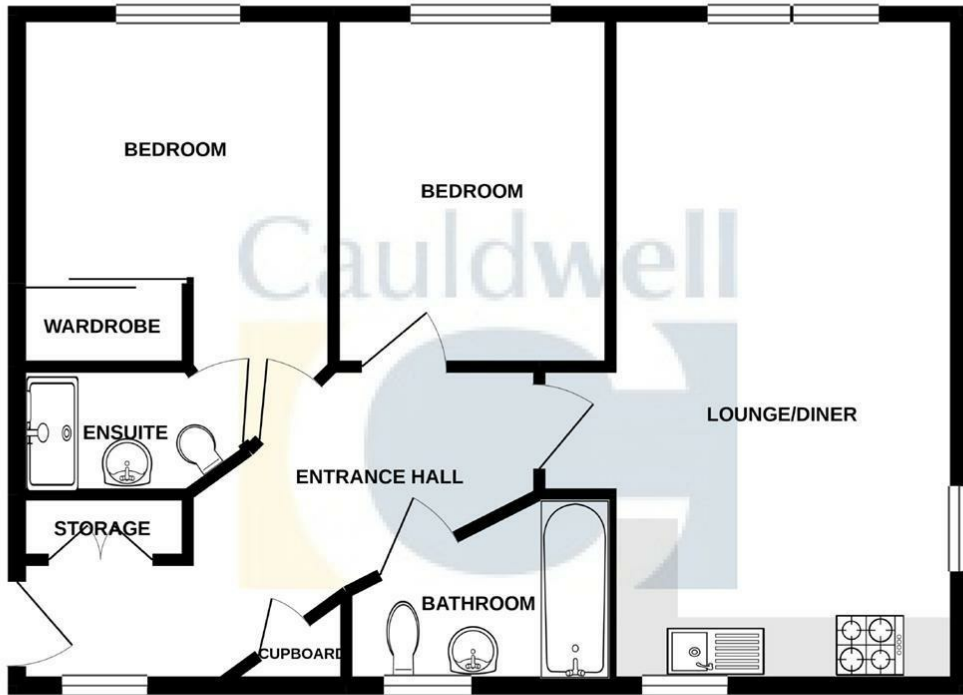
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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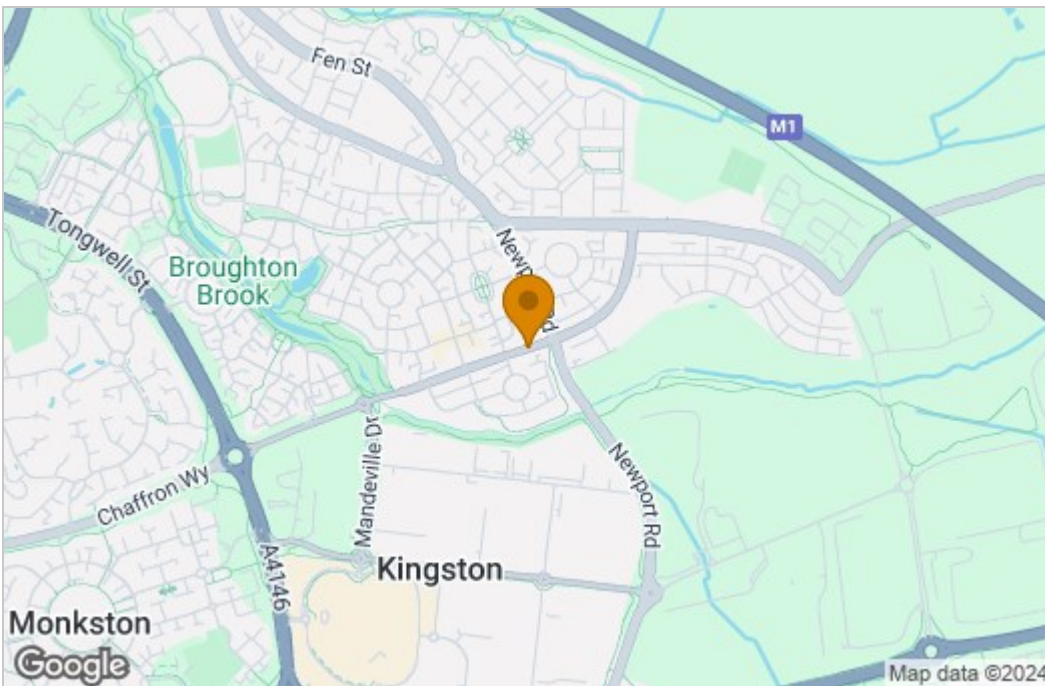
Floor Plan

GROUND FLOOR

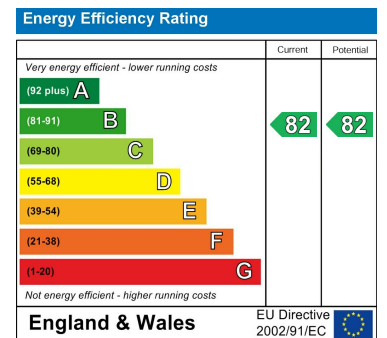


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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