



Cauldwell

PROPERTY SERVICES



101 Sakura Walk, Milton Keynes, MK15 9EJ

£245,000

CAULDWELL are delighted to offer for sale this exceptional two double bedroom ground floor apartment, situated within the sought after Willen Park area. The property benefits from an en-suite shower room, stunning views over the parkland and The Grand Union Canal. Accommodation briefly comprising; entrance hall, fitted kitchen, generous size light and airy lounge/dining room, en-suite to the principal bedroom with two double bedrooms and a separate bathroom. Outside there is allocated parking. Energy Rating B. Council tax band B.

The property is ideally located within a short walk to both Willen Lake & also the Grand Union Canal giving you access to local walks & cycle routes, local amenities and views of the canal. Central Milton Keynes shopping centre and train station is approximately 3 miles from Willen Park. The M1 Junction 14 is also easily accessible within a few miles.

ENTRANCE

Front entrance door via communal areas. Security entry phone. Two built in cupboards. Loft access.

LIVING ROOM 21'5" x 16'2" (6.53 x 4.95)

Irregular shape room
Double glazed window to side. Double glazed window to the rear. Radiator.

KITCHEN 10'0" x 6'0" (3.05 x 1.83)

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer. Double oven, gas hob and extractor hood. Plumbing for washing machine. Wall mounted boiler. Double glazed window to side.

BEDROOM ONE 13'1" x 8'9" (4.01 x 2.67)

Plus door recess
Double glazed window.. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising wash hand basin, low level wc and shower cubicle with shower. Extractor fan. Shaver point. Radiator.

BEDROOM TWO 10'5" x 8'11" (3.20 x 2.72)

Measured into widest part of an irregular shaped room
Double glazed window to side. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Extractor fan. Shaver point. Radiator.

OUTSIDE

Allocated parking and visitor bay. Secured bike store.

Lease Information

The vendor has informed us that there is 110 years remaining on the 125 year lease. The ground rent is £42 per annum. The Service charge is £1400 per annum. This information has not been verified and must be confirmed before proceeding to purchase.

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.

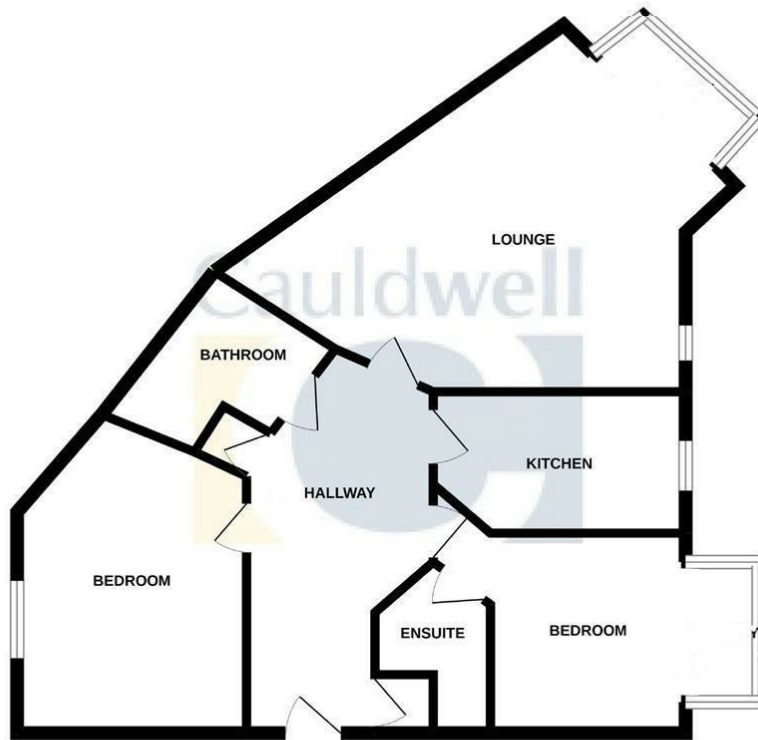
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

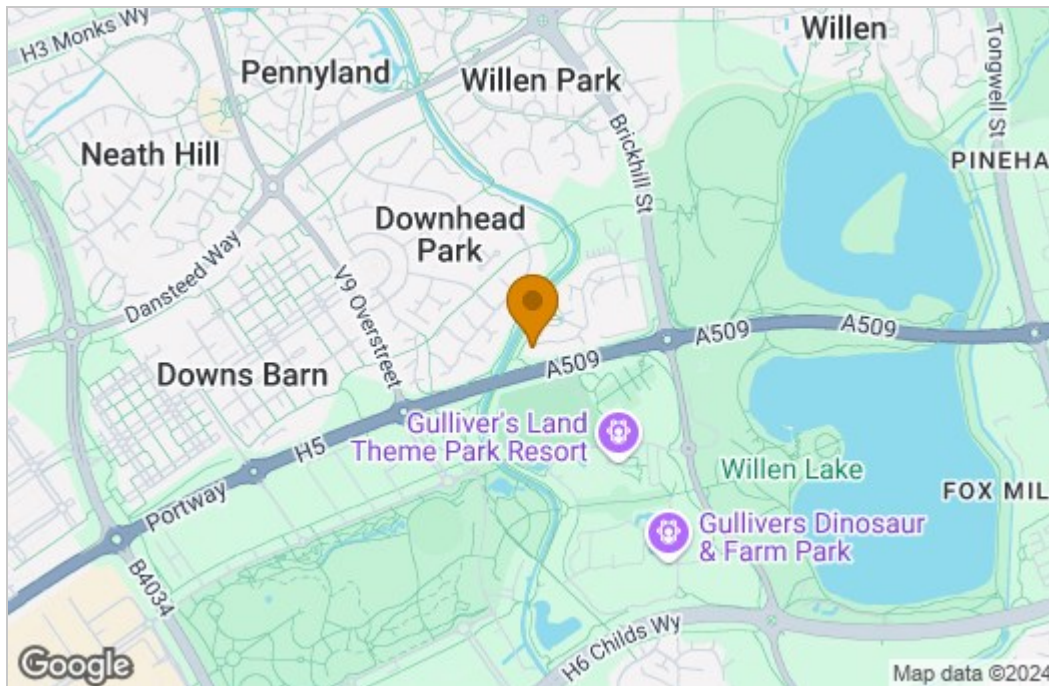
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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