



Cauldwell

PROPERTY SERVICES



Flat 8 Regents Court 22 Canal Street

Campbell Wharf, Milton Keynes, MK9 4BY

£192,500



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ENTRANCE HALL

Via communal hallway. Utilities cupboard housing plumbing for washer dryer, megaflow system and bare filtration system. Storage space.

OPEN PLAN LIVING/DINING/KITCHEN SPACE

LIVING SPACE

16'10" x 10'7" (5.15 x 3.23)

Double glazed patio doors to front with double glazed windows to front. Radiator. Television point Telephone point. Open to

KITCHEN

15'9" x 7'5" (4.81 x 2.28)

Double glazed window to front. Fitted with a substantial range of wall and base units with fitted worksurfaces incorporating electric oven, induction hob and extractor hood. Integral fridge freezer and dishwasher. One and half bowl sink drainer unit. LED spot lights. Radiator.

BALCONY

15'5" x 4'11" (4.71 x 1.50)

Wrought iron railings to front and side. Composite decking. Outside lighting.

BEDROOM ONE

14'10" x 11'0" (4.54 x 3.37m)

Double glazed windows to rear and side. Built in wardrobes with mirrored sliding doors. Radiator.

ENSUITE

9'6" x 5'2" (2.9 x 1.60)

Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close

coupled wc. Electric shaver point. Extractor fan. Heated towel rail. LED lighting.

BEDROOM TWO

13'1" x 9'5" (4.01 x 2.89)

Double glazed window to side. Radiator.

BATHROOM

Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Heated towel rail. LED lighting. Extractor fan.

OUTSIDE

One allocated underground parking space. Mature well kept gardens.

AGENTS NOTES

Lifts to all floors.

RENT AND SERVICE CHARGE INFO

Monthly rent amount - £349.74

Monthly service charge - £220.22

Remaining lease term - 123 years 4 months

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.

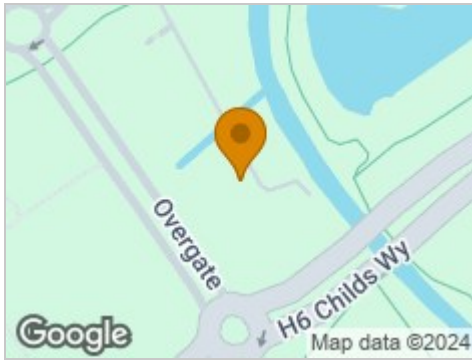
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.



Road Map



Hybrid Map



Terrain Map



Floor Plan

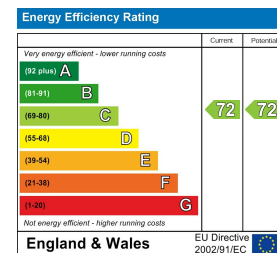


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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