



Cauldwell

PROPERTY SERVICES



2 Potter Lane

Tattenhoe Park, Milton Keynes, MK4 4SR

£265,000



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ENTRANCE

Entrance through front door into entrance hall via communal hallway. Secure entry phone system. Radiator. Two storage cupboards.

OPEN PLAN KITCHEN/LIVING AREA

21'5" x 12'6" (6.53 x 3.83)

Double glazed windows and door to front with Juliette balcony. Storage cupboard. TV and telephone point. Radiator.

KITCHEN AREA

Kitchen fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Electric oven with gas hob and extractor over. Integrated fridge freezer. Integrated dishwasher. Plumbing for washing machine. Under cupboard lighting.

BEDROOM ONE

14'5" x 10'9" (4.41 x 3.28)

Double glazed French doors with Juliette balcony to the rear. Double glazed window and door to the front leading to outside terrace area. Built in wardrobe with mirrored sliding doors. TV and data connection points. Door to en-suite.

EN-SUITE

Three piece en-suite. Double shower cubicle with mains shower. Hand wash basin with mixer tap. Low level wc with recessed cistern. Radiator. Extractor fan.

BEDROOM TWO

13'1" x 9'8" (3.99 x 2.96)

Double glazed window to the front. Built in wardrobes with mirrored sliding doors. Radiator.

BATHROOM

Three piece suite. Bath with mixer tap and mains shower with fitted glass shower screen. Low level wc with recessed cistern. Wash hand basin with mixer tap. Electric shaver point. Extractor. Radiator.

TERRACE

Glass balustrades to three sides. Small paved area with shingle bedding area.

OUTSIDE

One allocated parking space in residents car park with ample visitors spaces also available.

Lease Information

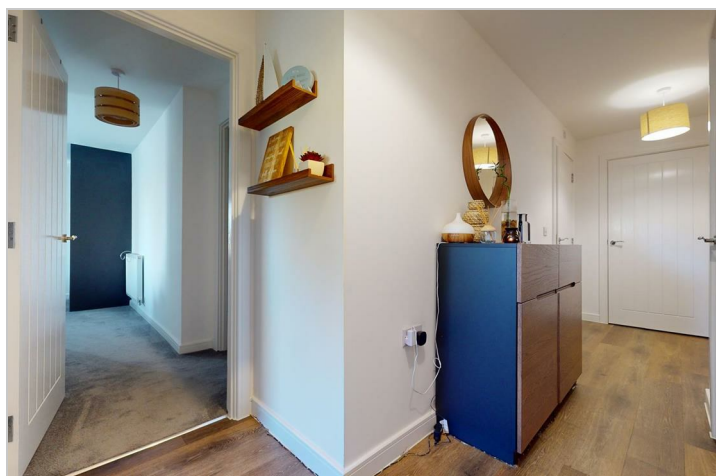
The vendor has informed us that there is 995 years remaining on the 999 year lease. The ground rent is £ per annum. The Service charge is £958 per annum. This information has not been verified and must be confirmed before proceeding to purchase.

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



Road Map



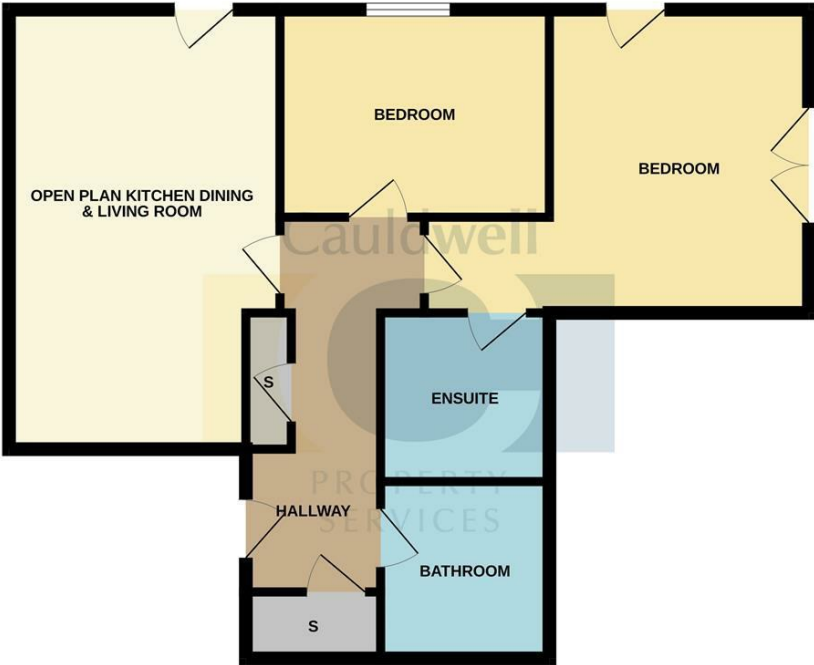
Hybrid Map



Terrain Map



Floor Plan

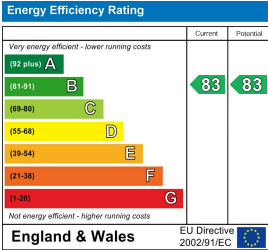


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.