



# Cauldwell

PROPERTY SERVICES



## 20 Inverewe Place

Westcroft, Milton Keynes, MK4 4FY

Offers Over £190,000





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## ENTRANCE HALL

Door from communal hallway. Access to loft space. Storage cupboard. Entry phone system.

## UTILITY ROOM

8'9" x 3'2" (2.68 x 0.98)

Double glazed obscure window to side. Space for tumble dryer.

## OPEN PLAN LIVING/DINING/KITCHEN AREA

12'2" x 9'9" (3.73 x 2.98)

Double glazed window to side. Double glazed French door to front leading to balcony. Television point. Radiator

## BALCONY

Overlooking front of property.

## KITCHEN

13'6" x 6'3" (4.12 x 1.93)

Double glazed window to side. Fitted wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Electric oven, gas hob and extractor hood. Plumbing for washing machine. Space for fridge freezer. Wall mounted combination boiler. Radiator.

## BEDROOM ONE

13'4" x 9'0" (4.07 x 2.76)

Double glazed window to front. Radiator. Television point.

## BEDROOM TWO

9'0" x 7'3" (2.75 x 2.23)

Double glazed window to front. Radiator.

## BATHROOM

8'6" x 5'11" (2.61 x 1.81)

Three piece suite comprising bath with mixer tap and shower attachment, wash hand basin and close coupled wc. Radiator. Extractor fan.

## OUTSIDE

One allocated parking space for residents only.

## LEASE DETAILS

The owner informs us that there are 180 years left on the lease and the lease charges are £1,082 per year.

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.

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.

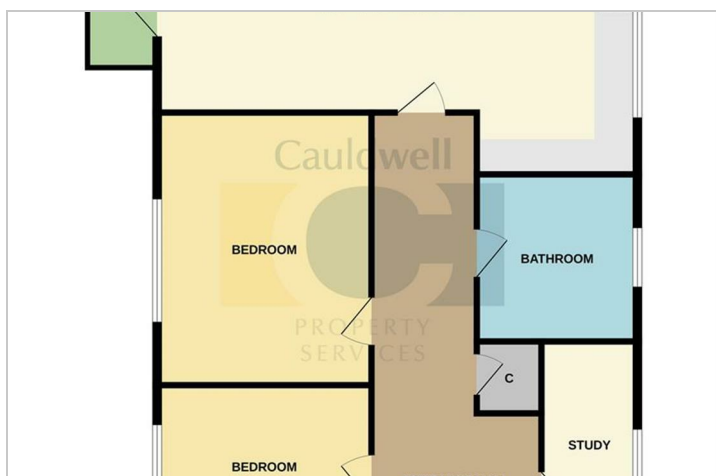
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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

## 5. Anti Money Laundering Verification checks

All clients are subject to identity and source of funds

checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



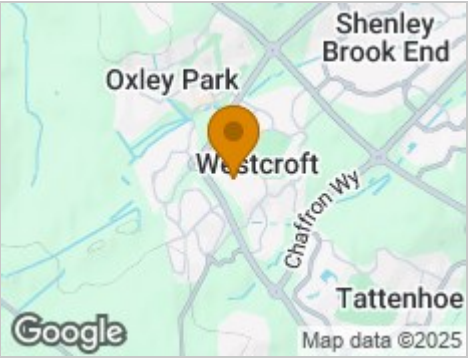
Road Map



Hybrid Map



Terrain Map



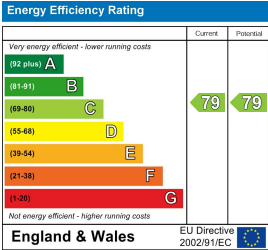
Floor Plan



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.