



Cauldwell

PROPERTY SERVICES

Retirement Apartment



8 Bluebell House

Barnsdale Drive, Milton Keynes, MK4 4DU

£249,995



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ENTRANCE HALL

Door from communal hallway. Electric radiator. Walk in utility cupboard. Doors to bedroom, living room and bathroom. Secure entry system and emergency pull cord system.

LIVING AND DINING SPACE

19'3" x 16'10" max (5.88 x 5.15 max)

Double glazed door and window to rear aspect leading to gardens. Electric radiator. Opening to kitchen area.

KITCHEN AREA

13'9" x 7'3" (4.20 x 2.21)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Electric oven and microwave with electric hob and extractor hood. Integral fridge freezer. Under cupboard lighting and extractor fan. Electric radiator.

STORAGE ROOM

7'2" x 5'6" (2.19 x 1.70)

Light.

BEDROOM

17'3" x 10'11" max (5.27 x 3.35 max)

Double glazed window to rear aspect. Radiator. Emergency pull cord. Door to walk in wardrobe.

WALK IN WARDROBE

6'1" x 4'1" (1.87 x 1.25)

Fitted shelving and railing. Lights.

SHOWER ROOM

7'0" x 4'1" (2.15 x 1.26)

Three piece suite comprising corner shower area with tiled flooring and wet room drainage with mains

shower, wash hand basin in vanity surround and close couple wc. Extractor fan. Heated towel rail. Electric shaver point. Tiled flooring.

OUTSIDE

Small private patio area immediately to rear of property. Residents and visitors carpark.

COMMUNAL GARDENS

Mature communal gardens. Mature trees, plants and seating areas.

LEASE DETAILS

Total service charge approx £10,600 a year - inclusive of development manager and associated costs, food and beverage, communal services including energy, water sewerage, communal cleaning, grounds maintenance, cleaning materials, window cleaning and insurance. Repairs and maintenance and other professional fees.

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.

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

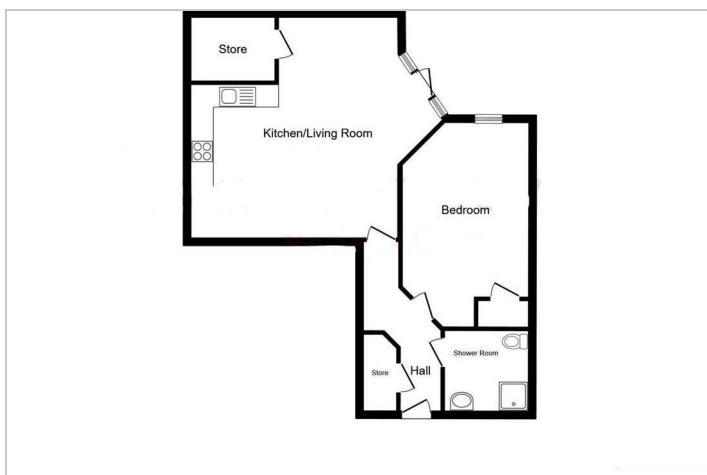
IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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.

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.

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



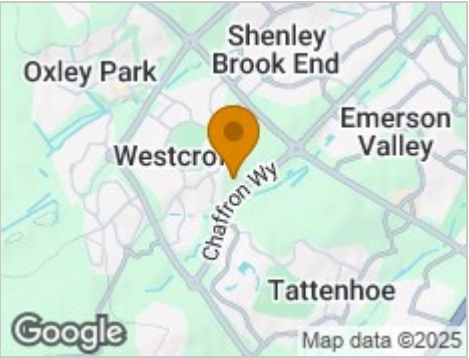
Road Map



Hybrid Map



Terrain Map



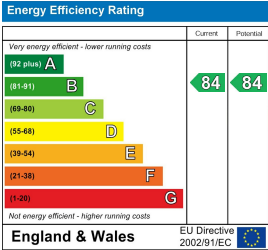
Floor Plan



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.