



Cauldwell

PROPERTY SERVICES



16 Bonaire Grange, Milton Keynes, MK3 5GP
£189,995

CAULDWELL are pleased to offer for sale a modern apartment, situated within the popular Newton Leys area. The property is situated in Aylesbury Vale and the secondary school catchment is Cottesloe School. The development boasts two Lakes, a local shopping parade with supermarket, primary school and newly opened restaurant and excellent road links to the A5 and the A4146 bypass towards Leighton Buzzard and Aylesbury and is situated within the Aylesbury Vale area of the development and benefits from AVDC school catchment for both Primary and Secondary Schools as well as Grammar Schools.

Energy Rating B. Council tax band: B

ENTRANCE

Entrance from communal area into entrance hall. Intercom system. Doors to all rooms. Radiator. Skimmed ceiling. Two storage cupboards.

OPEN PLAN LIVING/KITCHEN 24'1" x 11'11" **(7.35 x 3.64)**

Dual aspect. Double glazed window to the front. Two double glazed windows to the side. Radiator. Skimmed ceiling.

KITCHEN AREA

Kitchen fitted with a range of wall and base units. Work surfaces incorporating one and a half sink and drainer with mixer tap. Built in oven, four ring gas hob and extractor. Space for fridge freezer, plumbing for dishwasher. Built in washing machine. Skimmed ceiling. Wall mounted boiler inside cupboard surround.

BEDROOM ONE 10'1" x 9'10" (3.09 x 3.00)

Double glazed window to the side. Radiator. Skimmed ceiling

BEDROOM TWO 11'1" x 7'0" (3.40 x 2.15)

Double glazed window to the front. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite. Panelled bath with mixer tap and shower attachment. Low level wc. Wash hand basin with mixer tap and splash back tiles. Heated towel rail. Part tiled walls. Skimmed ceiling and extractor.

OUTSIDE

Allocated parking space.

LEASE INFORMATION

The owner informs us that there are 115 years left on the lease, the service charge is £1728pa and ground rent £250pa.

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.

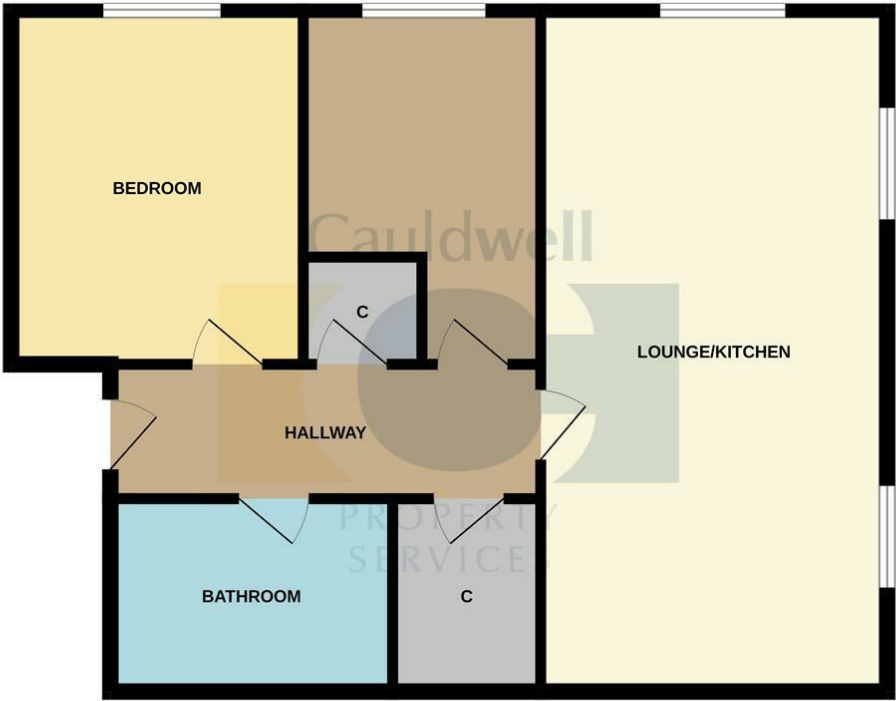
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis.

Please ensure that you have a copy of our approved details before committing yourself to any expense.

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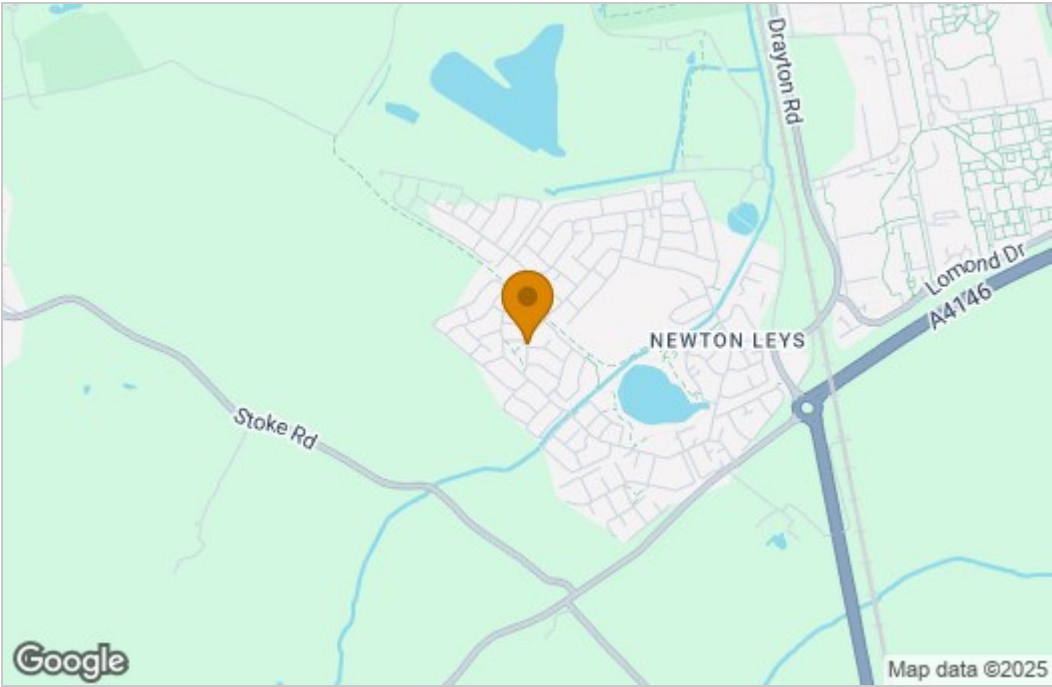
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

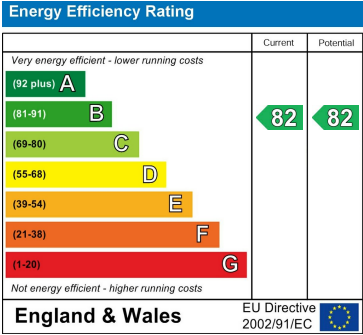


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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