



Cauldwell

PROPERTY SERVICES



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix Q2018



47 St Georges Way, Milton Keynes, MK12 5EX

£160,000

CAULDWELL are pleased to offer for sale a two bedroom duplex apartment, situated within close proximity to Wolverton train station - IDEAL INVESTMENT. Accommodation comprises; entrance hall, SEPARATE CLOAKROOM/WC, lounge/dining room, UPSTAIRS; two bedrooms and a bathroom. Outside there is allocated parking. No upward chain.

ENTRANCE HALL

Front entrance door. Door to kitchen and lounge/diner. Stairs to first floor. Door to cloakroom. Storage cupboard. Radiator.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to front.

KITCHEN 8'8" x 8'4" (2.64 x 2.54)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Plumbing for washing machine. Space for cooker and fridge freezer. Splash back tiling. Radiator. Two storage cupboards.

LOUNGE/DINER 15'7" x 12'8" (4.75 x 3.86)

Double glazed window to rear. Radiator. Understairs storage cupboard.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

MASTER BEDROOM 15'7" x 10'8" (4.75 x 3.25)

Double glazed window to rear. Double glazed window to side. Radiator.

BEDROOM TWO 13'2" x 9'1" (4.01 x 2.77)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising panelled bath, low level wc and wash hand basin. Frosted double glazed window to front.

ALLOCATED PARKING

Lease Information

The vendor has informed us that there is 90 years remaining on the 125 year lease. The ground rent is £10 per annum. The Service charge is £303.80. 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.

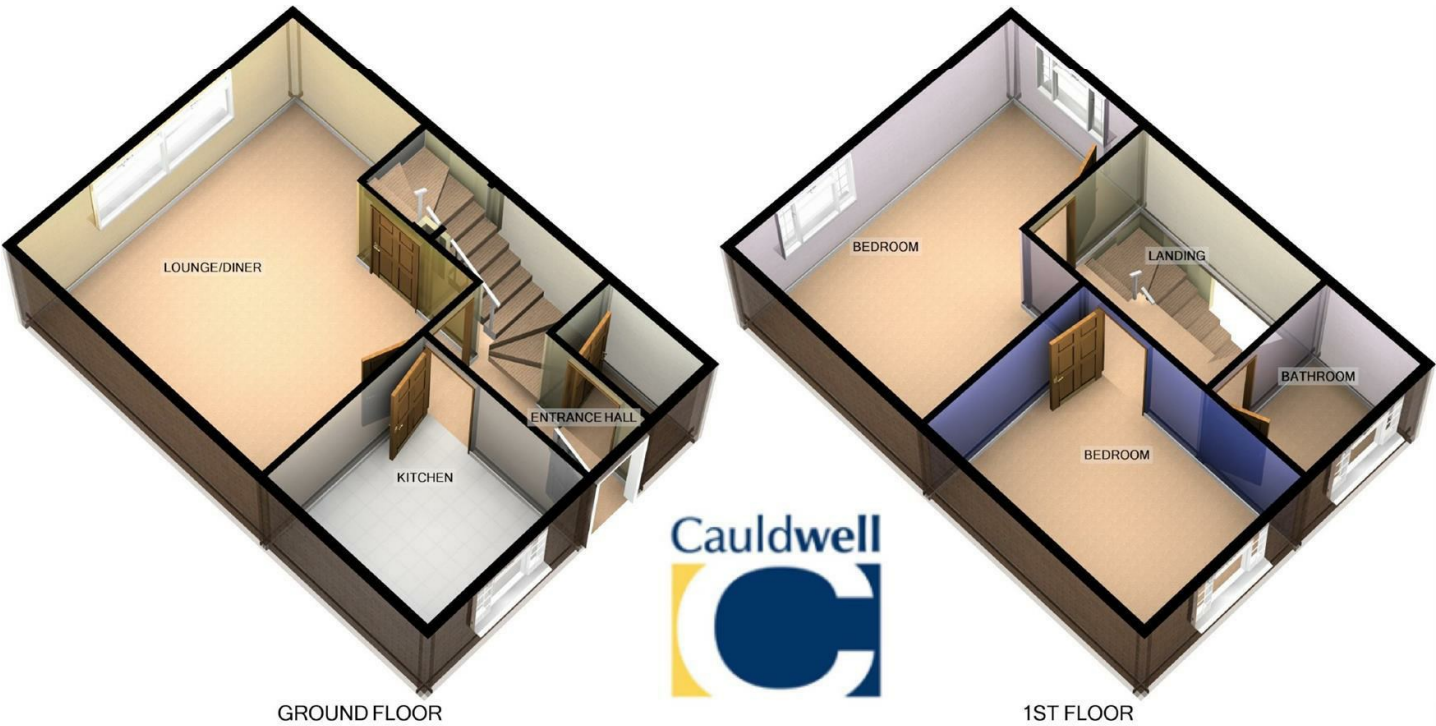
The above details have been submitted to our clients but at the moment have not been approved

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.

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.

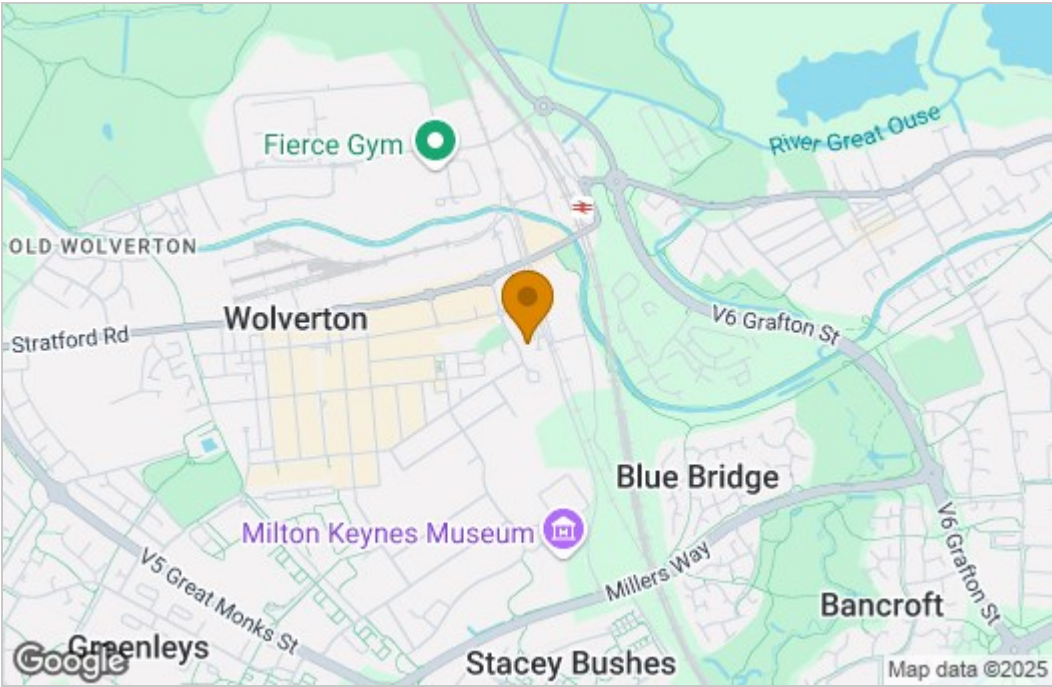
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

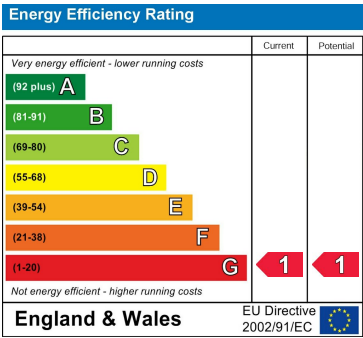


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Area Map



Energy Efficiency Graph



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