

Cauldwell

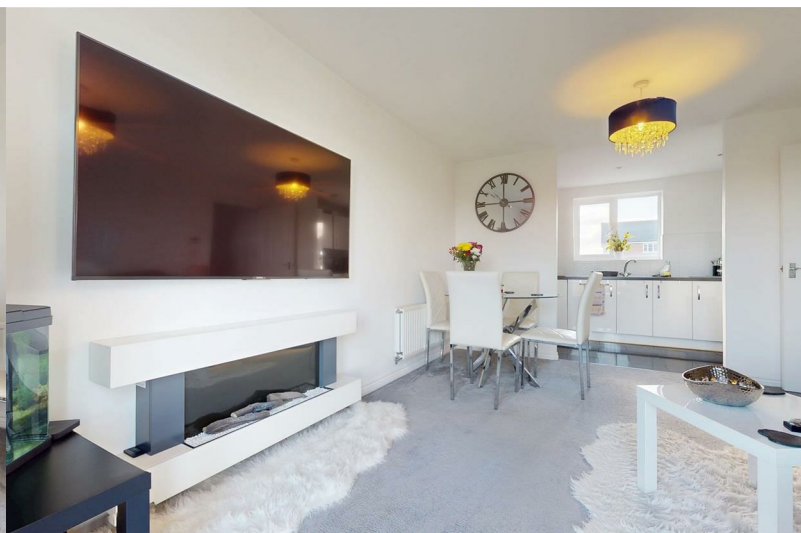
PROPERTY SERVICES



Flat 5 50 Galapagos Grove

Newton leys, Milton Keynes, MK3 5NY

£219,995



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ENTRANCE HALL

Composite door from communal hallway. Double glazed window to side aspect. Two radiators. Two generous storage cupboards. Secure entry phone system.

LIVING ROOM

13'10" x 12'1" (4.23 x 3.70)

Double glazed French doors with Juliette balcony to side. Two radiators. Television and internet points. Opening to kitchen.

KITCHEN

12'1" x 6'6" (3.69 x 2.0)

Double glazed window to side aspect. Fitted with wall and base units with worksurfaces and sink drainer and mixer tap. Electric oven and grill with four ring gas hob and extractor hood. Integral dishwasher, washing machine and fridge freezer. Wall mounted combination boiler. LED lighting. Tiled flooring.

BEDROOM ONE

12'10" x 9'2" (3.93 x 2.81)

Double glazed window to side. Radiator.

BEDROOM TWO

11'10" x 9'1" max into recess (3.63 x 2.78 max into recess)

Double glazed window to side. Radiator.

BATHROOM

6'8" x 6'2" (2.04 x 1.88)

Double glazed obscure window to side. Three piece suite comprising bath with shower over with glass shower screen, wash hand basin and close coupled wc. Radiator. LED lighting. Extractor fan. Tiled walls and flooring.

OUTSIDE

Allocated parking space in residents only parking with ample visitors parking spaces at side.

LEASE INFORMATION

The vendor has informed us that there is 116 (125 original lease) years remaining on the year lease. The ground rent is £250.00 per annum. The Service charge is £125 per month. 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.

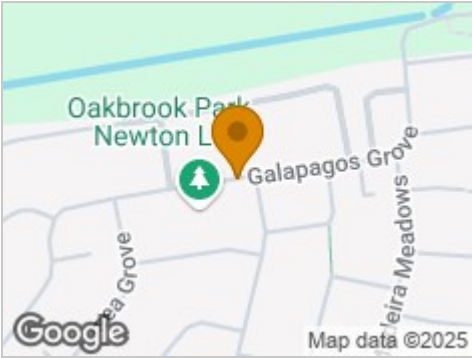
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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



Road Map



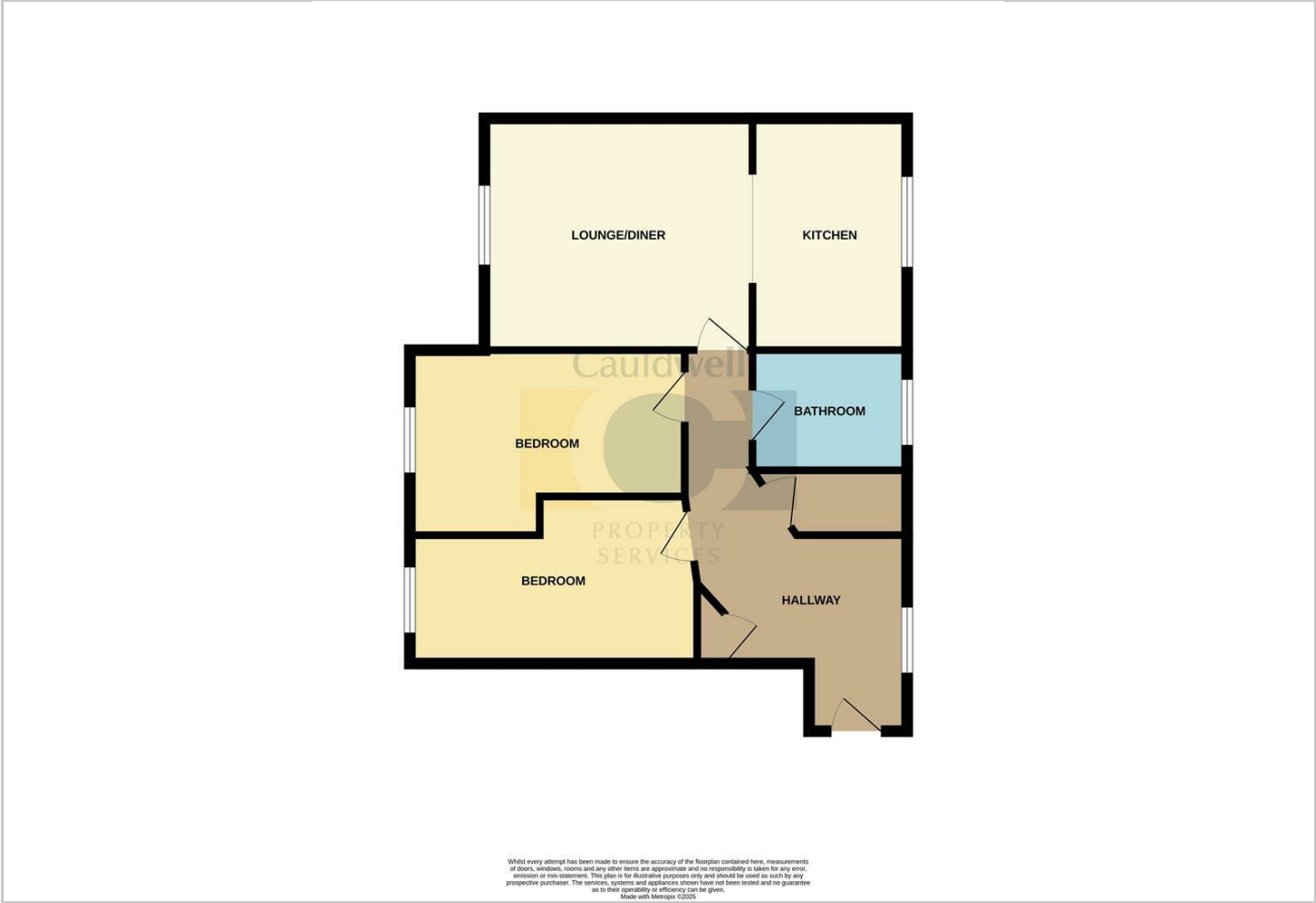
Hybrid Map



Terrain Map



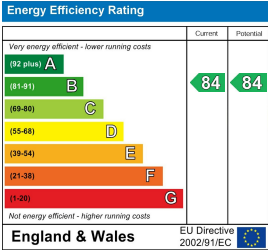
Floor Plan



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.