

Cauldwell

PROPERTY SERVICES



92 Rowditch Furlong, Milton Keynes, MK14 5FU

£209,995

CAULDWELL are pleased to offer for sale a modern apartment, offered for sale in showroom condition within the popular Redhouse Park area. The accommodation comprises; entrance hall, lounge/dining room, fitted with integrated appliances, en-suite to master bedroom, two bedrooms and a bathroom. Outside there is private gated parking to rear with additional visitors spaces. Energy Rating B. Council tax band B.

Redhouse Park is located within close proximity to the historic and popular town of Newport Pagnell and benefits from being within a short walk to the River Ouse, Linford lakes and nature reserve.

Lease length 117
Service charges £111pa
Annual service charge £1300

ENTRANCE HALL

Doors to open plan kitchen/living area, bedrooms one and two, bathroom and storage cupboard.

OPEN PLAN KITCHEN/LIVING AREA 23'5" x 12'4" (7.14 x 3.76)

Double glazed Juliette balcony to front. Television point. Telephone point. Two radiators.

KITCHEN AREA

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink unit and gas hob and electric oven with extractor hood. Double glazed window to rear. Built in dishwasher, microwave, washing machine and fridge freezer.

MASTER BEDROOM 11'0" x 9'10" (3.35 x 3.00)

Double glazed window to front. Television point. Built in wardrobe.

ENSUITE

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Tiled. Heated towel rail. Built in storage cupboard.

BEDROOM TWO 11'0" x 9'0" (3.35 x 2.74)

Double glazed window to front. Television point. Radiator

BATHROOM

Three piece suite comprising low level wc, wash hand basin and panelled bath with shower over. Double glazed window to rear. Tiled.

ALLOCATED PARKING

Allocated parking and visitor bays

COUNCIL TAX BAND

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>

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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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.

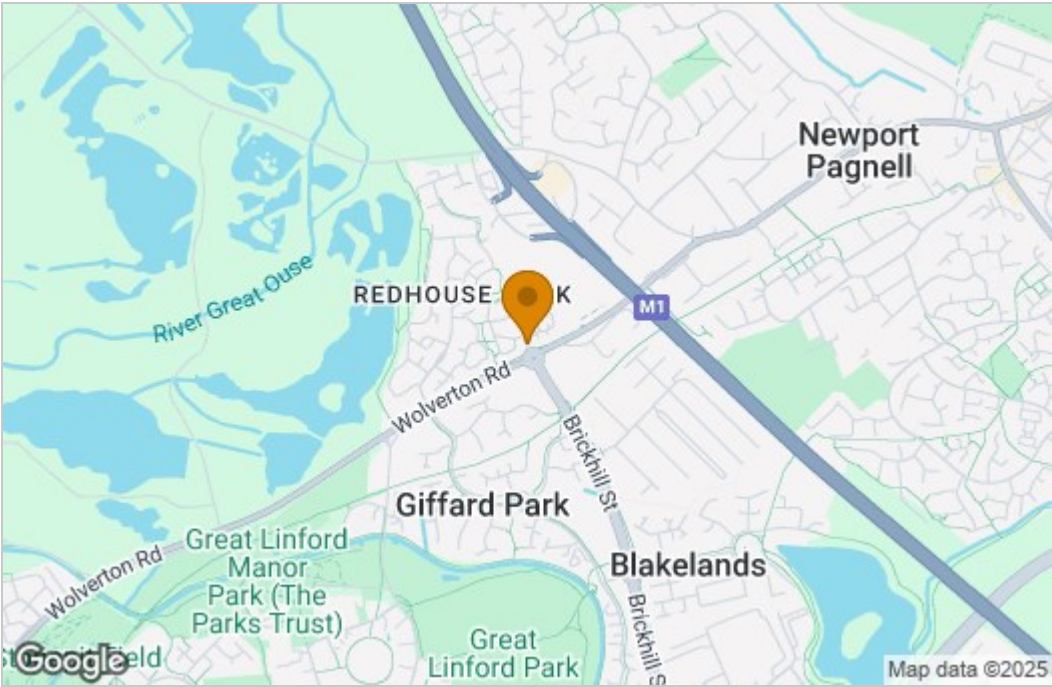
Floor Plan

GROUND FLOOR

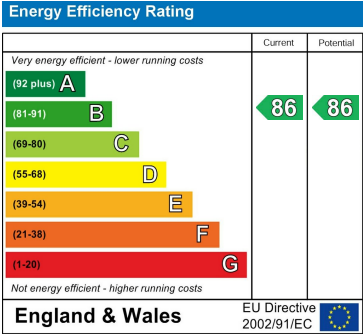


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.