

# Cauldwell

PROPERTY SERVICES



## 51 Pimpernel Grove, Walnut Tree, MK7 7LG

**£139,950**

Offered to the market with no onward chain and a tenant in situ currently paying £950 pcm. This first floor apartment offers a good sized double bedroom, a spacious lounge dining room that opens into the refitted kitchen and a refitted bathroom. There is also allocated parking outside in a small cul-de-sac location. The property would make an ideal investment. Positioned in this popular development to the south east of central Milton Keynes offering easy access to the M1 motorway, the Kingston shopping centre and two mainline train stations.

Energy rating: C  
Council tax band: A

### ENTRANCE HALL

Accessed via communal areas. Electric heater. Storage cupboard. Airing cupboard.

### LIVING DINING ROOM 15'3" x 10'8" (4.65 x 3.26)



### KITCHEN 6'9" x 7'3" (2.06 x 2.21)



Refitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Electric cooker. Plumbing for washing machine. Space for fridge freezer. Double glazed window to the front.

### BEDROOM 8'3" x 10'2" (2.54 x 3.12)



Double glazed window to side aspect. Access to loft. Electric heater.

### BATHROOM



Refitted three piece suite comprising bath with mixer tap and shower over, low level wc and wash hand basin with a mixer tap. Double glazed window to front.

### OUTSIDE

One allocated parking space. Communal gardens.

### LEASEHOLD

Vendor advised 999 year lease with 964 years remaining.

£25 per annum ground rent

£2109 annual service charge

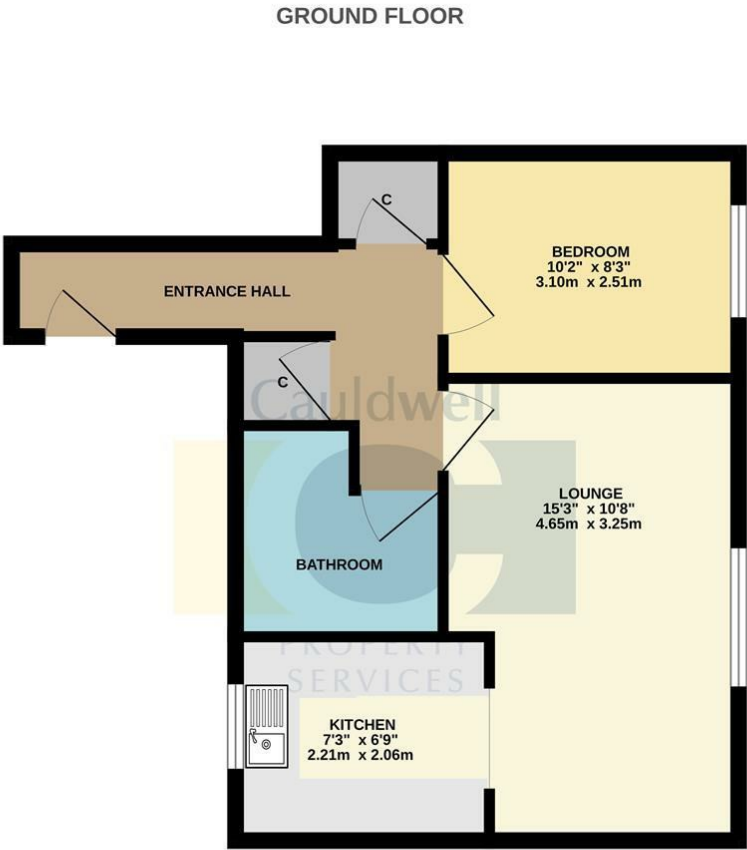
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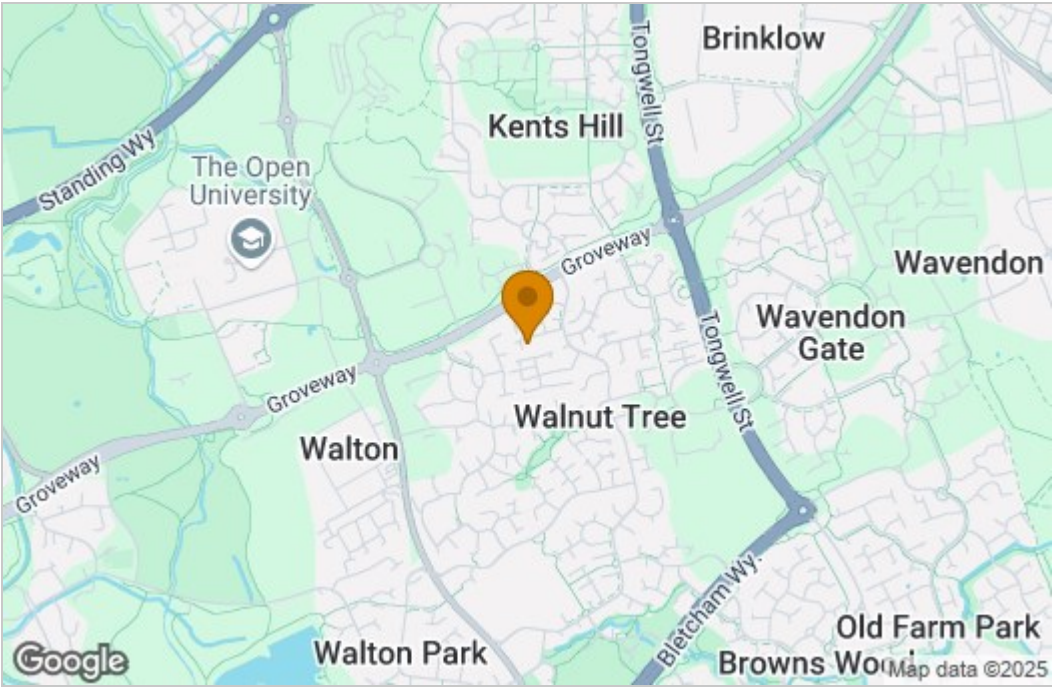
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Floor Plan

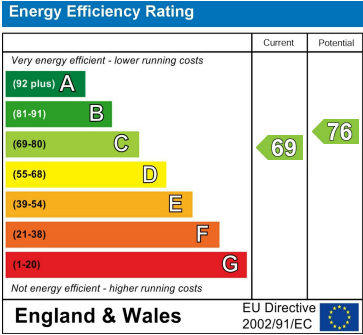


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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