



Cauldwell

PROPERTY SERVICES



62 Holborn Crescent, Milton Keynes, MK4 3FT

£229,995

Situated in the highly sought after Tattenhoe area of Milton Keynes, this first floor apartment floods with natural light, has great room sizes, is walking distance to shops and schools and only a short walk from the beautiful Tattenhoe Valley Park. The property offers two impressive double bedrooms, including built in wardrobes in both and an en-suite shower room to the main bedroom, there is a large lounge dining room with a bay window, a kitchen diner that has ample space for a table and chairs and a fitted bathroom. There are also two storage cupboards. Outside is allocated parking. The property is offered with NO UPPER CHAIN.

Tattenhoe is a popular location, not only for its sought after school catchment of Giles Brook Primary school and Shenley Brook End Secondary school, but also for its proximity to areas of local interest including Tattenhoe Valley Park which leads to Furzton Lake, Howe Park Woods, the 16th Century St Giles Church and orchard. The area also benefits from Westcroft Districts Centre which is situated in the neighbouring development, here there is a library, doctors surgery, supermarket and other convenience shops.

The vendor has informed us that there are 103 years remaining on the 125 year lease. The Service charge approximately £1500 per annum. This information has not been verified and must be confirmed before proceeding to purchase.

Council tax band: B
Energy rating: C

ENTRANCE HALL

LOUNGE/DINING ROOM

Bay double glazed windows to front and side aspect. Double glazed windows to front and side aspect. Two Radiators.

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. Fitted with a range of wall and base units with worksurfaces incorporating a sink with a mixer tap. Fitted oven and hob with extractor fan. Plumbing for washing machine and a dishwasher. Tiled splash back. Radiator. Wall mounted boiler.

PRINCIPAL BEDROOM

Bay double glazed window to rear aspect. Double glazed window to side aspect. Fitted wardrobes. Radiator. Door to en-suite shower room

EN-SUITE SHOWER ROOM

Frosted double glazed window to rear aspect. Three piece suite comprising shower cubicle, low level wc and a wash hand basin. Tiled splash back.

BEDROOM TWO

Double glazed window to rear aspect. Radiator. Fitted wardrobes.

BATHROOM

Frosted double glazed window to side aspect. Three piece suite comprising paneled bath with shower attachment. Low level wc and a wash hand basin. Extractor fan. Tiled splash back.

ALLOCATED PARKING

Allocated parking for one car.

COUNCIL TAX BAND

Council tax band B. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

Floor Plan

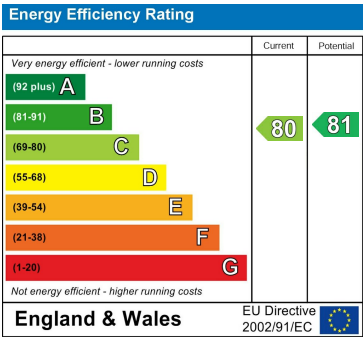


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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