Cauldwell

PROPERTY SERVICES

26 Lavender Hill

Broughton, Milton Keynes, MK10 7AA

£209,995

2 2 1 B

26 Lavender Hill

Broughton, Milton Keynes, MK10 7AA

£209,995

ENTRANCE HALL

Composite door from hall. Entry phone system. Two storage cupboards. Radiator. Internet connection point.

LIVING/DINING ROOM

25'2" x 15'5" (7.69 x 4.72)

Double glazed window to rear. Two radiators. Television point.

KITCHEN

10'3" x 5'11" (3.13 x 1.81)

Double glazed window to rear. Fitted wall and base units with worksurfaces. Electric oven, gas hob and extractor hood. Stainless steel sink drainer and mixer tap. Integral fridge freezer and washing machine. Wall mounted combination boiler. Radiator.

BEDROOM ONE

10'7" x 8'8" (3.23 x 2.66)

Secondary glazed window to rear. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Part ti8led walls. Tiled flooring.

BEDROOM TWO

12'9" x 10'1" (3.90 x 3.08)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising bath with shower over and screen, wash hand basin and close coupled wc. Radiator. Extractor fan. Tiled walls and flooring.

OUTSIDE

Communal wrap around gardens with lawn area with mature flower and shrub borders. One allocated parking in residents only car park. Bin and bike store.

Lease Information

The vendor has informed us that there are 111 years remaining on the lease. The ground rent is £300 per annum. The Service charge is £1580 per annum. This information has not been verified and must be confirmed before proceeding to purchase.

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

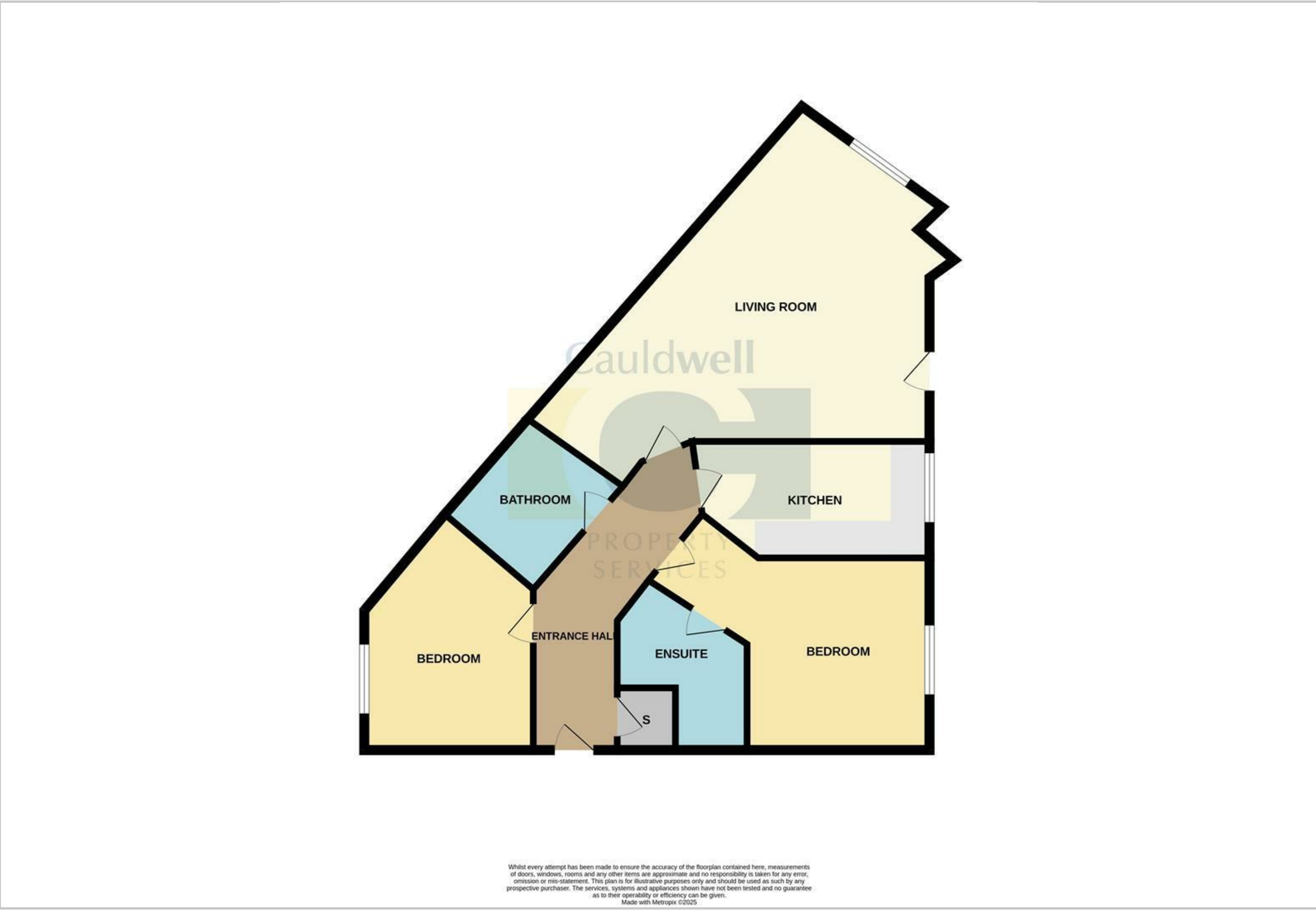
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Road Map

Hybrid Map

Terrain Map

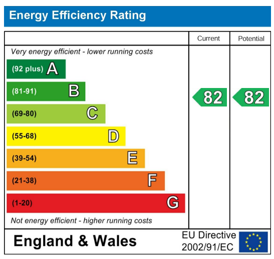
Floor Plan



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



The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk