



Cauldwell

PROPERTY SERVICES



144 Countess Way, Milton Keynes, MK10 7DX Offers Over £220,000

**** Currently for sale for landlords only due to an existing tenancy in place until April 2025****

CAULDWELL are pleased to offer for sale a luxury modern apartment with ELECTRIC GATES leading to secure allocated parking, situated within the popular Broughton area. Accommodation comprises; entrance hall, lounge/dining room, quality fitted kitchen/breakfast room with appliances, ensuite shower room to the principle bedroom, second double bedroom, fitted wardrobes to both wardrobes and a bathroom. No upward chain. Energy Rating B. Council tax band B.

Broughton is situated to the East of Milton Keynes, within easy access of both junction 13 and 14 M1 motorway. The area features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots, amongst other high street shops and food centres. Willen Lake is within a short driving distance, as is Central Milton Keynes shopping centre and Train Station.

ENTRANCE HALL

Two storage cupboards. Radiator. Door to:-

LOUNGE/DINING ROOM 10'6" x 18'6" max into bay (3.21 x 5.66 max into bay)

Double glazed window to front and side aspect. Radiator. Television point.

FITTED KITCHEN 10'11" x 9'11" (3.34 x 3.03)

Double glazed window to front aspect. Fitted with wall and base units with work surface incorporating sink with mixer tap. Fitted oven and hob with extractor fan. Space for fridge freezer. Radiator. Wall mounted boiler. Plumbing for washing machine.

MASTER BEDROOM 10'11" x 9'11" (3.35 x 3.03)

Double glazed window to rear aspect. Radiator. Fitted wardrobes & drawers. Door to ensuite

ENSUITE SHOWER ROOM

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Radiator. Extractor fan. Tiled.

BEDROOM TWO 13'10" x 8'8" (4.24 x 2.66)

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

BATHROOM

Frosted double glazed window to rear aspect. Three piece suite comprising panelled bath, low level wc and wash hand basin. Radiator. Tiled splash backs.

ALLOCATED PARKING

LEASE DETAILS

125 year lease with 110 years remaining. Annual service charge is £1.390.

COUNCIL TAX BAND

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

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.

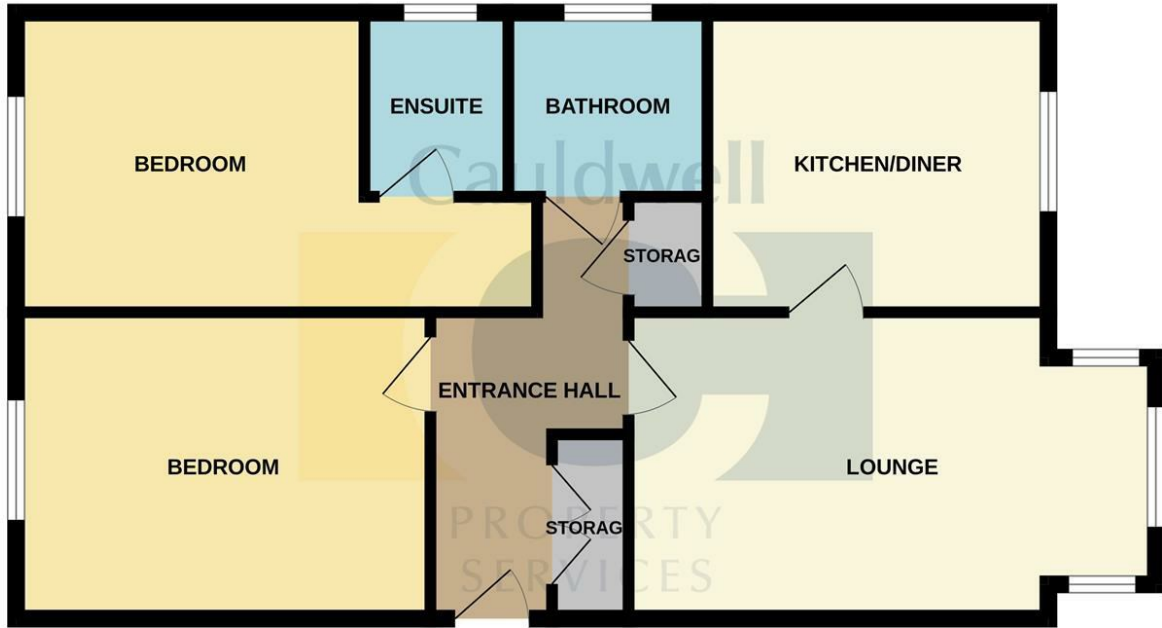
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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.

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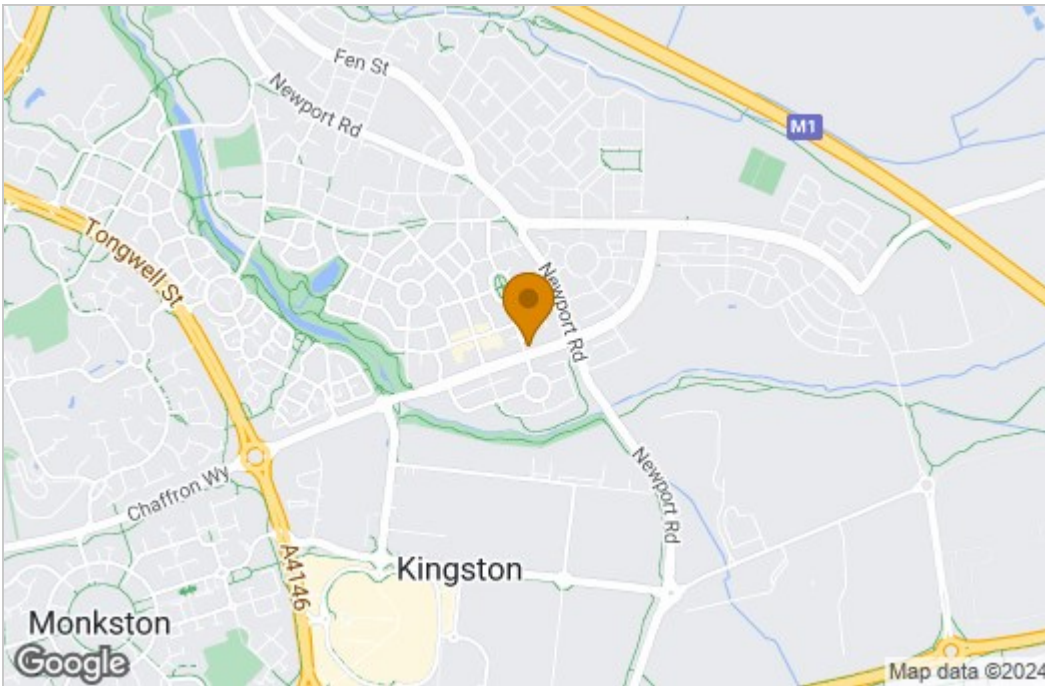
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Floor Plan

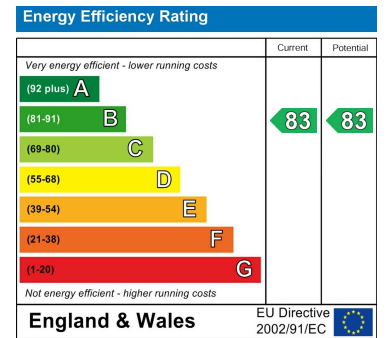


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.