



# Cauldwell

PROPERTY SERVICES



## 21 Goodrington Place, Milton Keynes, MK10 9NT Offers Over £225,000

CAULDWELL are pleased to offer to the market, with no upper chain, this large ground floor maisonette that has its own enclosed garden area, off road parking and two double bedrooms. The property has two entrances, one from the communal hallway and one from the road making this an unusual property for the area, the main living space is very impressive, allowing ample rooms for furniture and sofas, this then flows into the semi open plan kitchen that offers a great volume of units and worksurface space. The internal hallway then provides access to both double bedrooms and the main bathroom, there is an en-suite shower room and built in wardrobes to the main bedroom. Outside there are two enclosed garden areas and then off road parking on the opposite side of the block.

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.

Council tax band: B  
Energy rating: tbc

## COMMUNAL ENTRANCE

Leading to;

## INNER HALL WAY

Doors to all rooms. Airing cupboard housing boiler. Radiator. Entry phone system. Doro to communal hall way.

## LIVING/DINING ROOM 18'3" x 16'0" max (5.58 x 4.88 max)



Double glazed French doors to front. Doro to front. Two radiators. Television point. Telephone point. Opening to kitchen.

## KITCHEN 14'5" x 7'3" (4.40 x 2.21)



Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, gas hob and extractor hood. Fitted washing machine and integral dishwasher, fridge and freezer. Fitted microwave. Radiator.

## BEDROOM ONE 11'4" x 12'0" max (3.46 x 3.68 max)



Double glazed window to rear. Radiator. Built in wardrobes. Television point. Door to ensuite.

## ENSUITE



Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan.

## BEDROOM TWO 11'4" x 8'3" (3.46 x 2.54)



Double glazed window to rear. Radiator.

## BATHROOM



Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap, low level wc and wash hand basin. Electric shaver point. Extractor fan. Radiator.

## PARKING

One allocated space to the rear.

## OUTSIDE

To the front is a shingle stone garden area.

## LEASEHOLD INFORMATION

Lease was formed April 2006 on a 125 year term. Service charge & ground rent combined is approximately £920 per year.

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.

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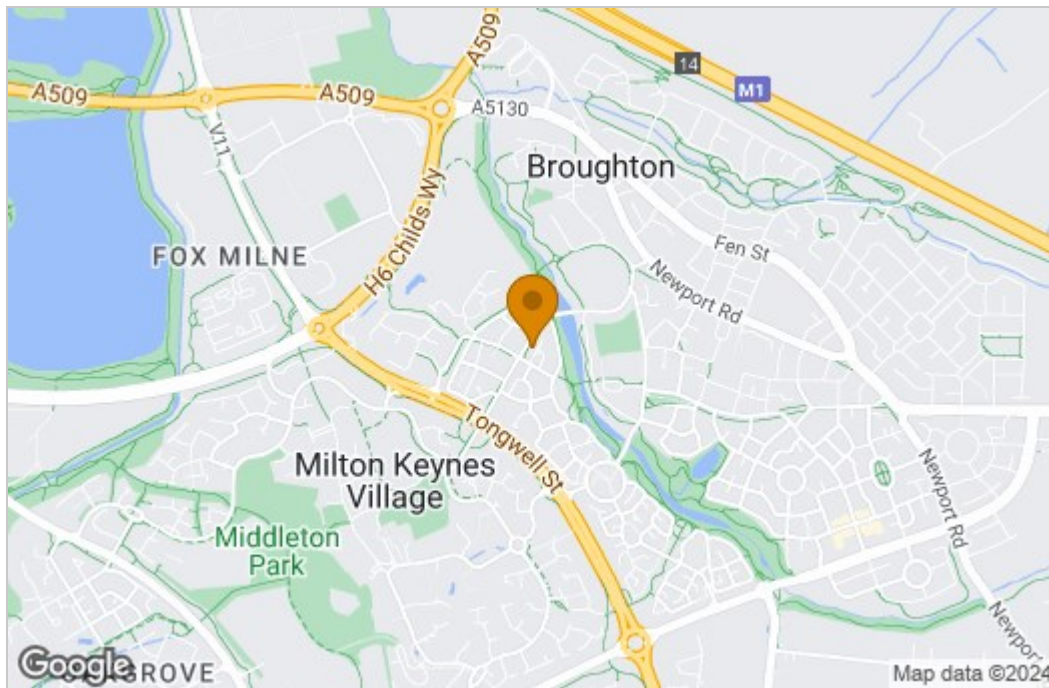
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# Floor Plan



TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.  
 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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