



# Cauldwell

PROPERTY SERVICES



## 10 Ironbridge Works

Tickford Street, Newport Pagnell, MK16 9BQ

£168,500



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## ENTRANCE

Entrance through communal door via intercom system. Front door into entrance hall. Doors leading to all rooms.

## KITCHEN

Kitchen fitted with a range of wall and base units, Work surfaces incorporating skin and drainer with mixer tap. Four ring hob with built in oven and stainless steel extractor fan. Integrated dishwasher. Integrated fridge and freezer. Double glazed window. Opening to living area.

## OPEN PLAN LIVING ROOM

Laminate flooring. Double glazed sliding door leading to balcony.

## BEDROOM ONE

Carpet flooring. Double glazed doors leading to balcony.

## BATHROOM

Three piece suite. Panelled bath with shower attachment over, stainless steel mixer tap and shower screen. Low level wc, wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Double glazed window.

## OUTSIDE

Gated allocated parking for one car.

## COUNCIL TAX BAND

Council tax band A. Sourced from <https://www.gov.uk/council-tax-bands>

## LEASE INFORMATION

The lease is 125 years from 2005. The owner has

informed us that the service/maintenance charges and ground rent are £3,100pa. This information has not been verified.

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.

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.

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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



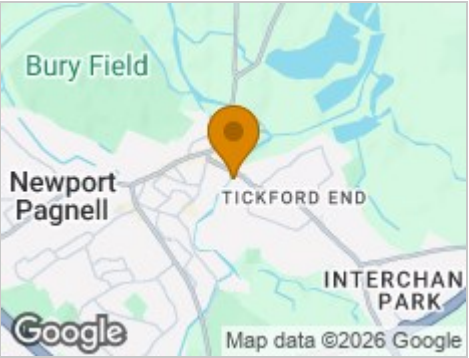
Road Map



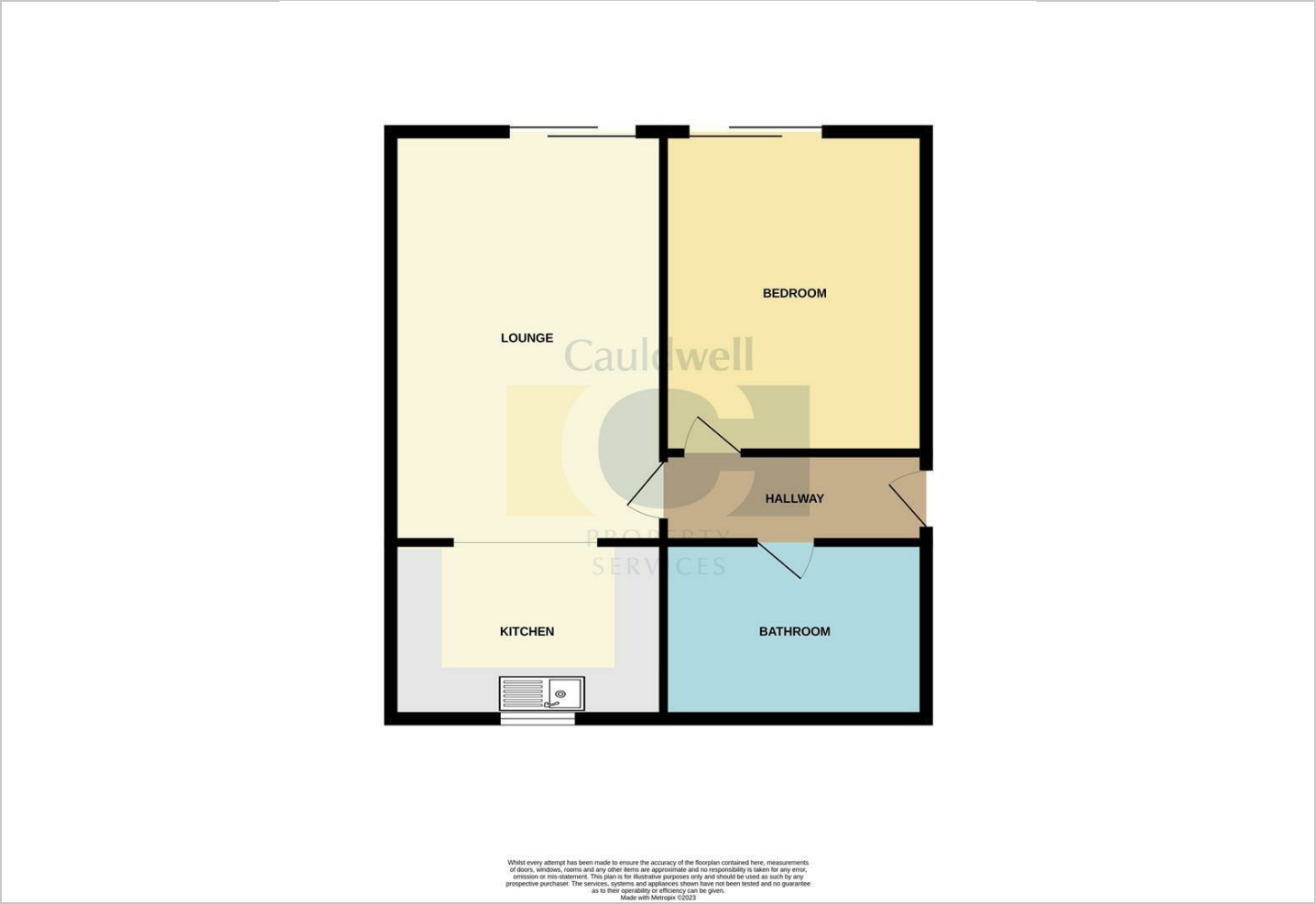
Hybrid Map



Terrain Map



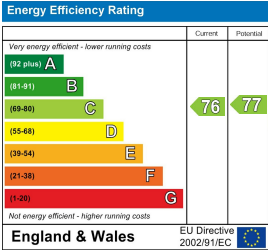
Floor Plan



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



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