



Cauldwell

PROPERTY SERVICES



26 Lavender Hill

Broughton, Milton Keynes, MK10 7AA

Offers Over £200,000



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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 tiled 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.

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.

MORTGAGE & FINANCIAL - The Mortgage Store

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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

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



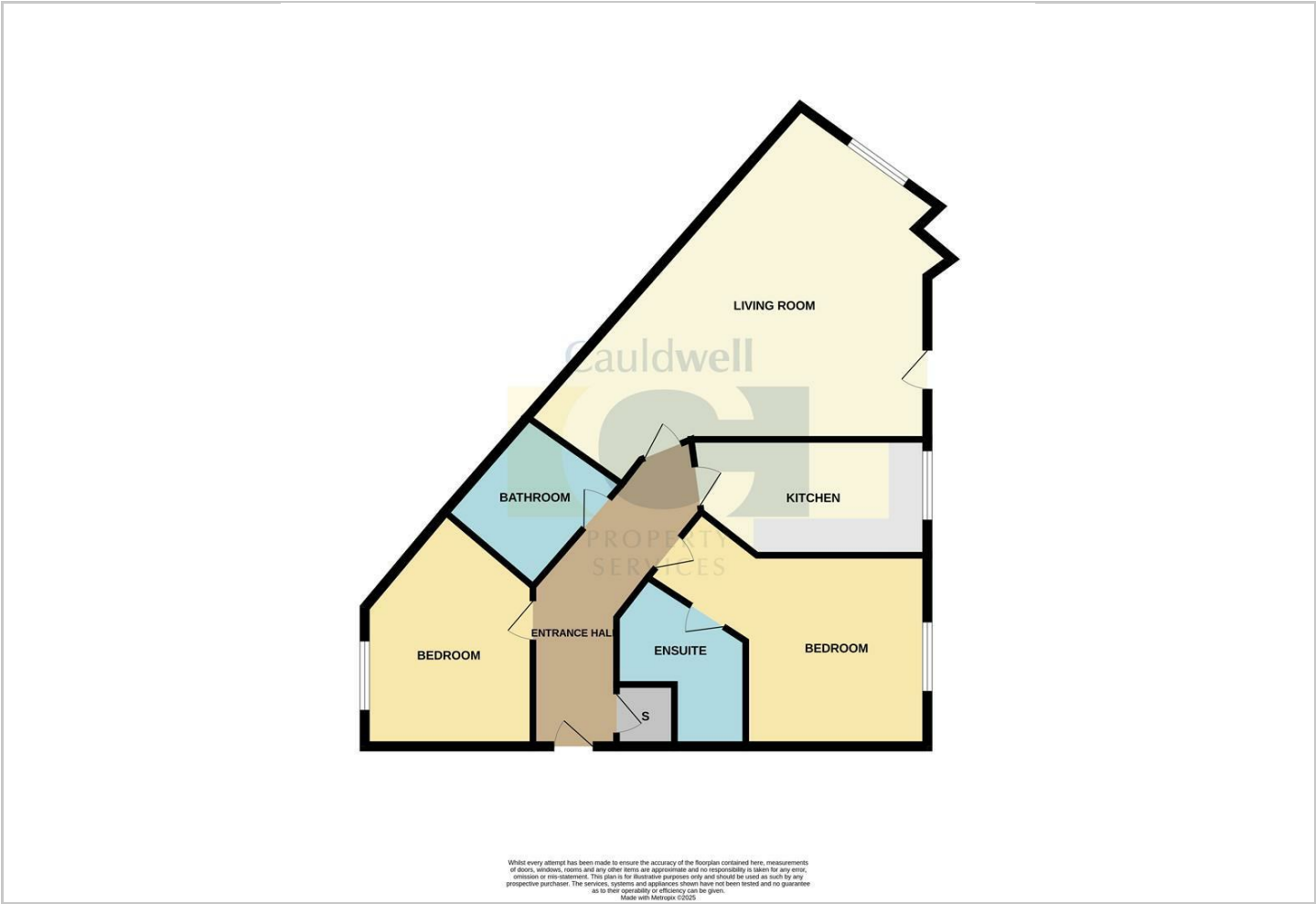
Hybrid Map



Terrain Map



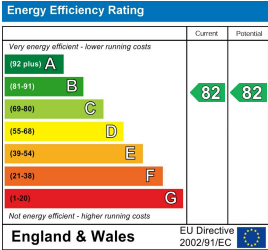
Floor Plan



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



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.