



# Cauldwell

PROPERTY SERVICES



## 19 Monellan Crescent

Caldecotte, Milton Keynes, MK7 8NA

£485,000



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## ENTRANCE HALL

Via communal hall. Radiator. Secure entry phone. Understairs storage cupboard. Airing cupboard. Stairs to first floor.

## SHOWER ROOM

7'5" x 6'9" (2.28 x 2.08)

Double glazed window to front. Three piece suite comprising shower cubicle with shower, close coupled wc and wash hand basin. Extractor fan. Radiator. Utility cupboard housing washing machine.

## BEDROOM THREE

10'5" x 8'8" (3.20 x 2.65)

Double glazed window to side. Radiator. Built in wardrobe.

## LIVING/DINING ROOM

20'8" x 18'8" (6.32 x 5.70)

'L' shaped room with French doors from entrance hall. Double glazed windows to rear and side. Juliette balcony overlooking lake. Two radiators. Gas fireplace. Door to kitchen.

## KITCHEN

13'3" x 12'7" (4.05 x 3.86)

Double glazed window to side, front and rear. Entrance door from hallway. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, four ring hob and extractor. Integral dishwasher and fridge. Radiator. Tiled flooring. Central heating boiler

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft. Storage cupboard. Emergency exit door onto stairwell.

## BEDROOM

15'1" x 12'11" (4.61 x 3.94)

Double glazed window to rear overlooking lake. Radiator. Opening to dressing area.

## DRESSING AREA

7'10" x 7'11" (2.39 x 2.42)

Range of built in wardrobes. Radiator. Door to ensuite.

## ENSUITE

9'0" x 10'3" (2.75 x 3.14)

Double glazed sky light windows to front and rear. Five piece suite comprising bath with shower attachment, his and hers sinks with built in vanity unit, bidet and low level wc. Electric shaver point. Extractor fan.

## BEDROOM TWO

15'1" x 10'0" (4.62 x 3.06)

Double glazed porthole window to front. Radiator. Door to ensuite.

## ENSUITE

Suite comprising shower cubicle with mains shower, wash hand basin and low level wc. Radiator. Extractor fan.

## GARAGE

Up and over door. Driveway parking to front.

## COUNCIL TAX BAND

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

All measurements are approximate. The mention of appliances and/or services within these sales

Tel: 01908 304480

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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We routinely refer customers to 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

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.

### **LEASE & CHARGES INFO**

We have been advised by the current owner that the lease has 99 years left to run. They have also advised us they pay a current annual ground rent of £25 a year and a service charge of £4,009.57 per year.



## Road Map



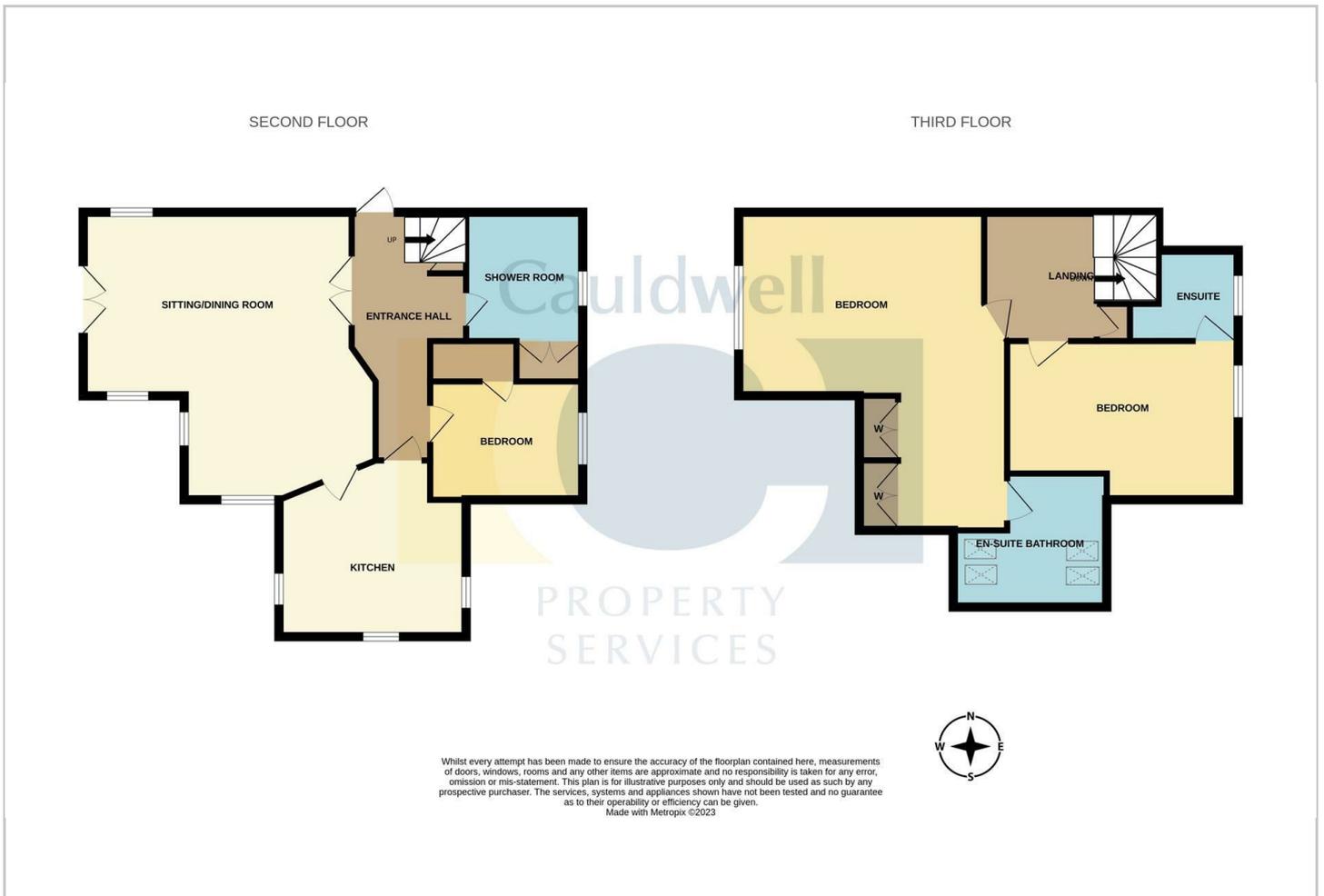
## Hybrid Map



## Terrain Map



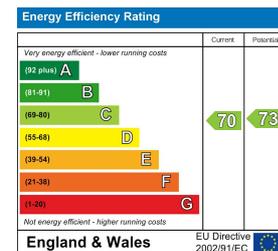
## Floor Plan



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