



Cauldwell

PROPERTY SERVICES



Ada Walk, Milton Keynes, MK10 9SW Offers In The Region Of £250,000

**** RENTAL YEILD 6.5% ** CAULDWELL** are offering this second floor apartment, in the ever popular Oakgrove development, with no onward chain. This spacious apartment offers two true double bedrooms, an en-suite & bathroom both with external windows, a large open plan living space that leads to a balcony and also into the fitted kitchen area which is one of the biggest we have seen on the development. Externally there are communal gardens, gated residents parking and bin & bike store. Taking into account ground rent and maintenance charges with a rental of £1550 per calendar month, this represents a yeild of 6.5%

Oakgrove is located to the eastern region of Milton Keynes and offers many local amenities in the area including a Costa Coffee and a Waitrose with both Milton Keynes shopping centre and Kingston centre only a short drive away. The area is located within close proximity to junction 14 M1 and the A5 and only a short walk to Ouzel Valley Park. Energy rating C. Council tax band C.

ENTRANCE HALL

Door from communal hallway. Electric heater. Entry phone system.

UTILITY CUPBOARD

Plumbing for washing machine. Hot water cylinder.

LIVING/DINING ROOM 11'8" x 20'3" max into bay (3.56 x 6.19 max into bay)

Double glazed bay window to rear. Double glazed window to side. Double glazed door to side leading to balcony. Electric heater. Opening to kitchen.

KITCHEN 10'7" x 7'10" max (3.25 x 2.40 max)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and hob with extractor over. Integral fridge freezer and dishwasher. Under cupboard lighting.

BALCONY

Glass balustrade to rear and side with decked flooring.

BEDROOM ONE 11'3" x 10'8" (3.43m x 3.25m)

Double glazed French doors to side with Juliette balcony. Built in wardrobes. Electric heater. Door to ensuite.

ENSUITE

Double glazed obscure window to front aspect. Three piece suite comprising double shower cubicle with electric shower, wash hand basin and close coupled wc. Heated towel rail. Electric shaver point. Extractor fan.

BEDROOM TWO 11'5" x 10'8" (3.48m x 3.25m)

Double glazed window to rear aspect. Electric heater.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower over with folding glass shower screen, wash hand basin and close coupled wc. Heated towel rail. Electric shaver point. Extractor fan.

OUTSIDE

Allocated parking in residents car park with additional visitor spaces.

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

LEASE DETAILS

250 year lease from 2012 with 239 years remaining.

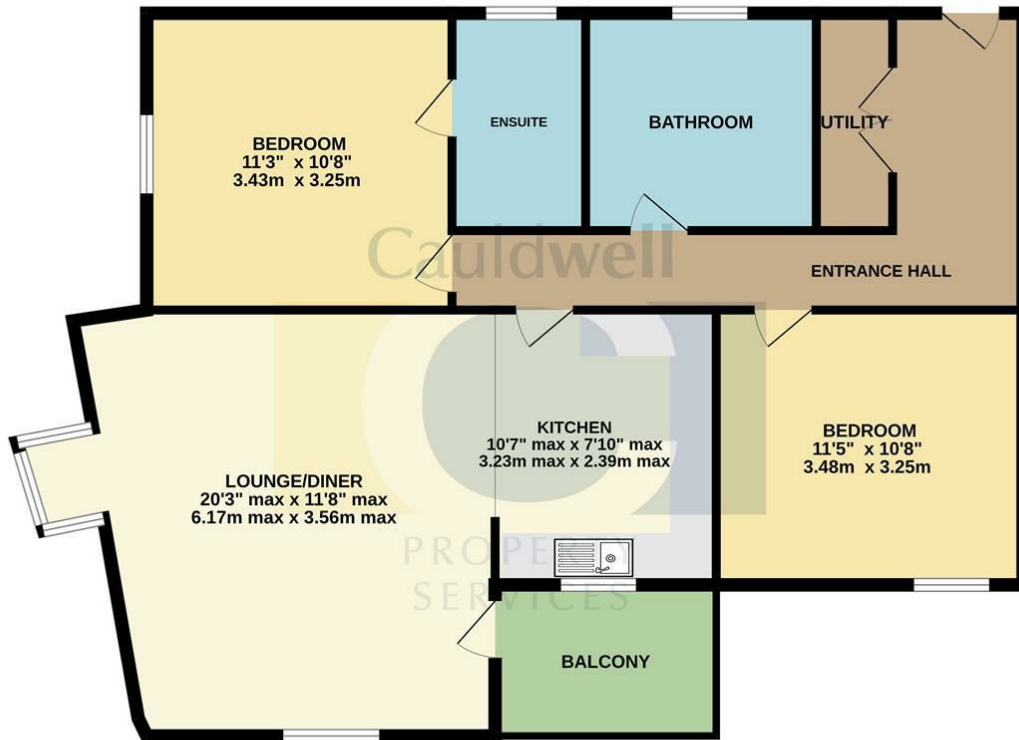
LEASEHOLD

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.

COUNCIL TAX BAND

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

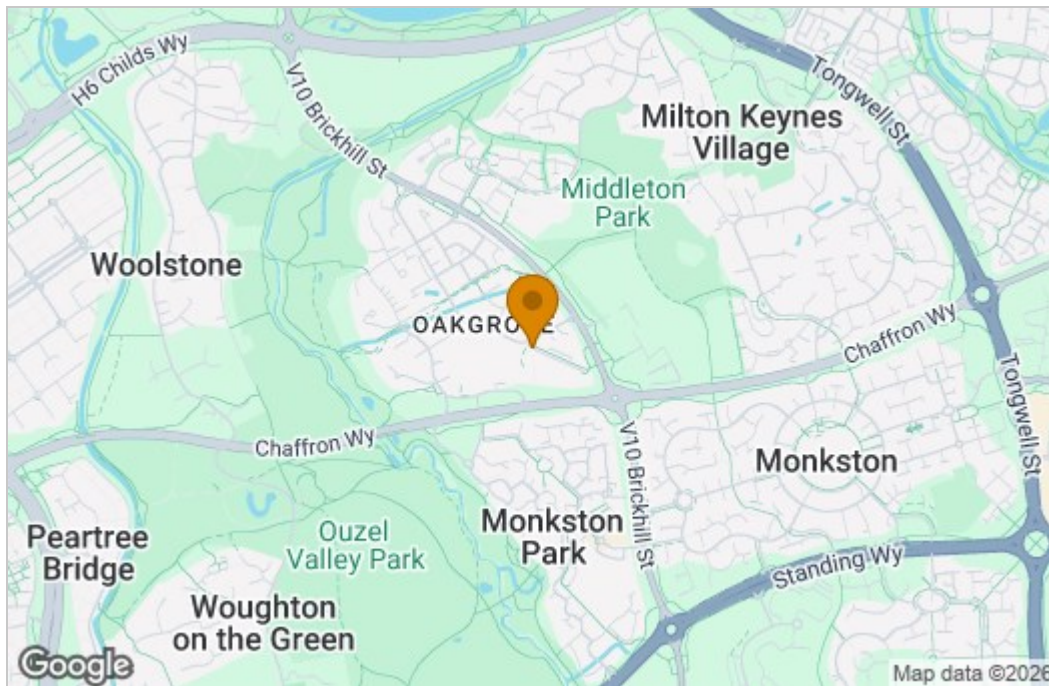
Floor Plan



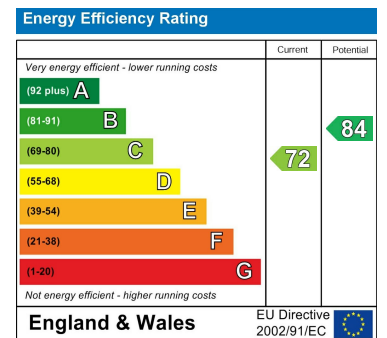
TOTAL FLOOR AREA : 764sq.ft. (71.0 sq.m.) approx.

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



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