Cauldwell

PROPERTY SERVICES

25 North Twelfth Street, Milton Keynes, MK9 3BS

£165,000

AN EXCELLENT OPPORTUNITY FOR INVESTORS WITH A POTENTIAL RENTAL INCOME £950pcm AND A YIELD OF APPROXIMATELY 6.7% *

Cauldwell Property Services are delighted to offer this charming one bedroom ground floor maisonette, positioned within a quiet and sought-after residential area. The property boasts a private rear garden, providing an ideal space for outdoor dining, relaxation, and entertaining. Further benefits include allocated parking, offering convenience and ease of access.

The well-presented interior features a spacious living room perfect for both relaxation and hosting guests, alongside a well-appointed kitchen with ample storage and modern fittings. The light and airy bedroom provides a peaceful retreat, complemented by a neatly fitted bathroom.

Located close to local amenities, schools, and excellent transport links, this delightful home offers comfortable living in a highly desirable setting.

An internal viewing is highly recommended—contact us today to arrange your appointment.

ENTRANCE
Entrance through front door into hallway. Door through to bedroom, door to living room and door bathroom. Store cupboard with plumbing for washing machine.

BEDROOM ONE 14'6" x 8'5" (4.42 x 2.58)
Double glazed window tot he front. Radiator.

LIVING ROOM 17'4" x 8'11" (5.30 x 2.74)
Double glazed French doors to the rear. Door to kitchen.

KITCHEN 7'5" x 5'11" (2.27 x 1.82)
Double glazed window to the rear. Kitchen fitted with a range of wall and base units. Work surfaces incorporating a sink and drainer. Built in oven, four ring gas hob and extractor. Space for fridge/freezer. Wall mounted boiler.

FAMILY BATHROOM
Three piece suite. Panelled bath with mixer tap and shower attachment. , low level wc, wash hand basin. Tiled walls. Radiator.

REAR GARDEN
Enclosed rear garden mainly laid to lawn with wooden fence manel surround.

LEASE DETAILS
Vendor advised of 99 year lease - renewed 2025 Service charge £625 a year. To be verified.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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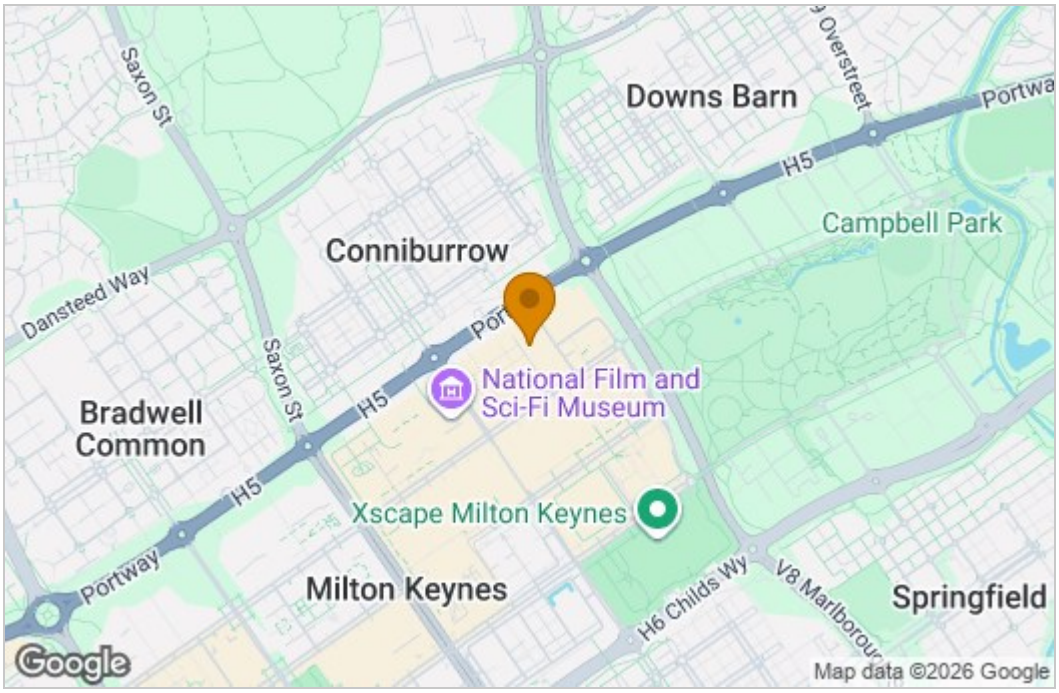
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

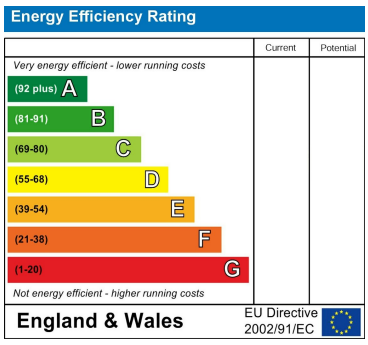
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

Area Map



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.

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