



# Cauldwell

PROPERTY SERVICES



## **47 Darwin Close, Milton Keynes, MK5 6FF**

**£245,000**

CAULDWELL are pleased to offer for sale an executive three bedroom apartment, situated within the sought after Medbourne area (short walk to Shenley Woods). Accommodation comprises; entrance hall, open plan lounge with a Juliet balcony, quality fitted kitchen/breakfast room with integrated appliances, 4pc ensuite, three double bedrooms and a family bathroom. Outside there is a tandem garage and allocated parking. Energy Rating C. Council Tax Band B.

Located to the west of Milton Keynes Medbourne is one of our smaller housing developments, with community pavilion and Shenley Wood in the heart of the estate. As Medbourne is close to the Milton Keynes border there are some good walks out through the woods or to the surrounding countryside. In the neighbouring development of Grange Farm there is a local shopping parade which include a convenience shop, salon, coffee shop and Indian Restaurant. Oxley Park Academy (ages 4-11) and the Secondary School The Hazeley Academy are both under 0.6 miles away on foot.

## **COMMUNAL ENTRANCE**

Leading to front door.

## **ENTRANCE HALL**

Intercom access. Coving to skimmed ceiling. Radiator.. Door to all rooms. Airing cupboard housing water tank.

## **OPEN PLAN LOUNGE/DINER/KITCHEN**

### **LOUNGE/DINER 17'6" x 17'3" (5.33 x 5.26)**

Double glazed French doors to Juliette balcony to rear. Double glazed window to side. Three radiators. Coving to skimmed ceiling. Television point. Telephone point.

### **KITCHEN 16'5" x 6'5" (5.00 x 1.96)**

Fitted with wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer unit and mixer tap. Built in stainless steel double oven and hob with extractor. Built in dishwasher and fridge freezer. Washing machine and tumble dryer included. Under unit lighting. Splash back tiling. Double glazed window to front. Skimmed ceiling with spot lights. Tiled flooring.

### **MASTER BEDROOM 15'5" x 11'2" to 9'5" (4.70 x 3.40 to 2.87)**

Double glazed French doors to Juliette balcony to rear. Two radiators. Double door built in cupboard. Coving to skimmed ceiling. Telephone point. Television point. Door to Ensuite.

## **ENSUITE**

Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Part tiled. Tiled flooring. Skimmed ceiling. Extractor fan. Shaver point.

### **BEDROOM TWO 11'2" x 9'8" (3.40 x 2.95)**

Double glazed window to rear. Radiator. Coving to skimmed ceiling. Television point. Telephone point. Double door built in cupboard.

### **BEDROOM THREE 10'1" x 8'10" (3.07 x 2.69)**

Double glazed window to front. Radiator. Coving to skimmed ceiling. Television point. Telephone point. Radiator.

## **4PC BATH/SHOWER ROOM**

Suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin, tiled shower cubicle with wall mounted shower. Tiled walls. Heated towel rail. Shaver point. Extractor. Skimmed ceiling.

## **OUTSIDE**

Communal parking and garden areas.

## **GARAGE**

Larger than average with up and over door.

## **COUNCIL TAX BAND**

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

### **1. Measurements**

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.

### **2. Vendor Approval**

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.

### **3. Mortgage**

**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.

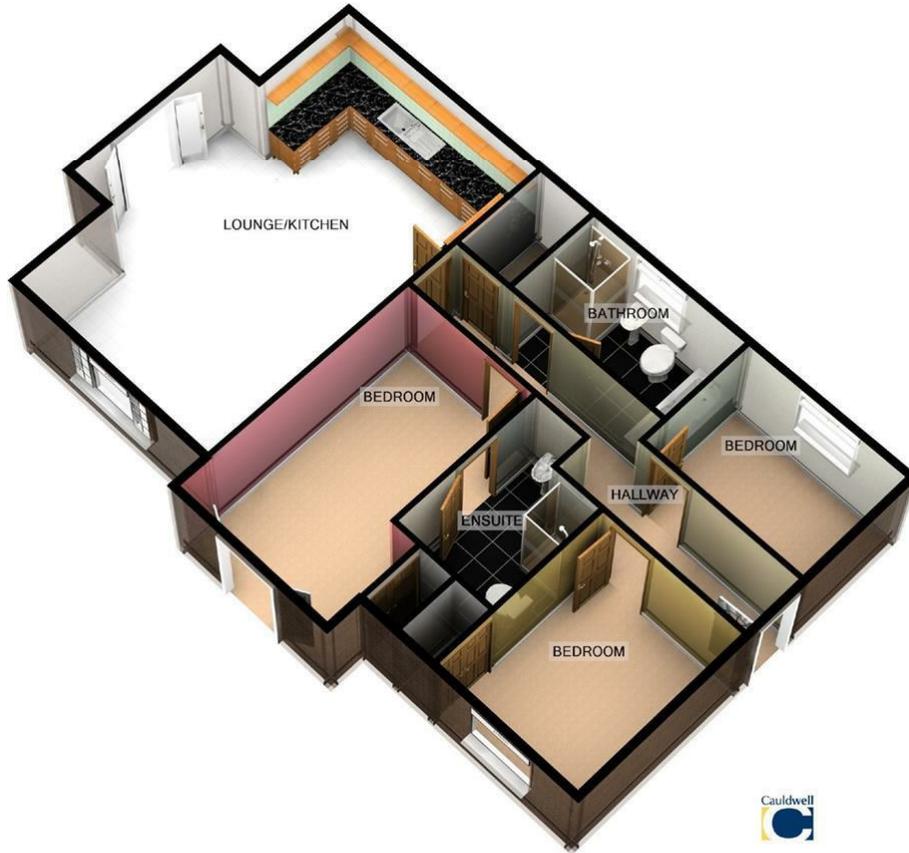
### **4. Solicitors**

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

### **5. Anti Money Laundering Verification checks**

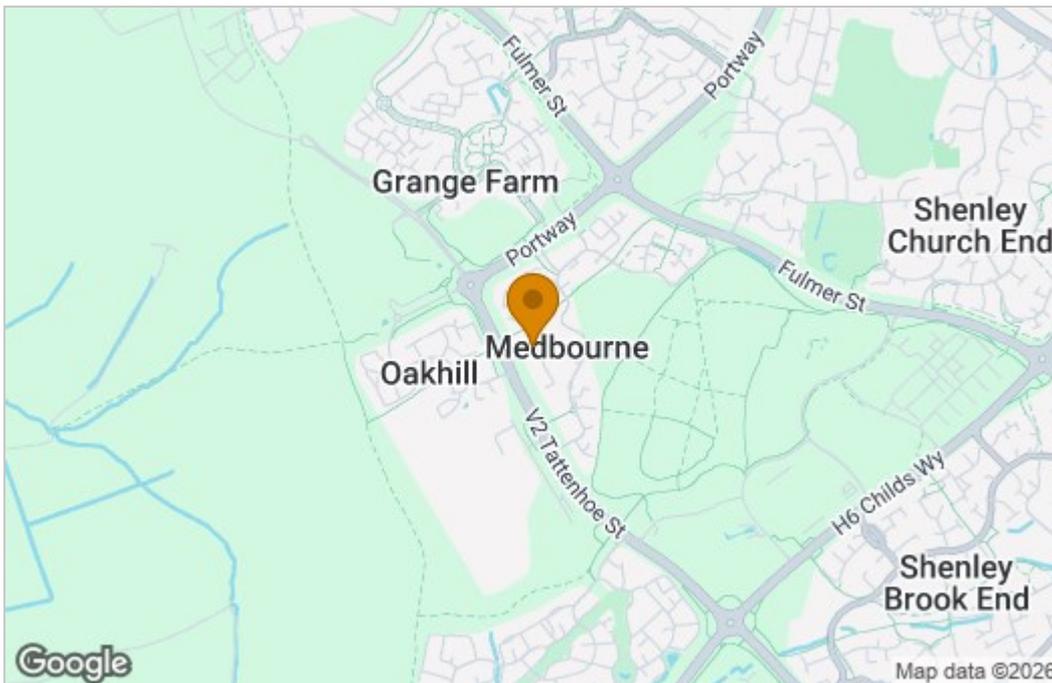
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

## Floor Plan

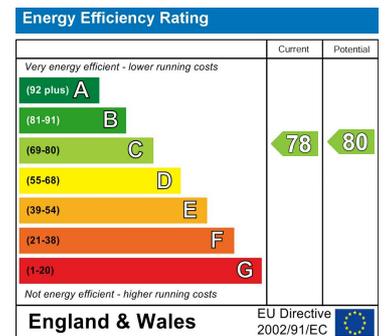


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Area Map



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