Cauldwell

PROPERTY SERVICES









21 Wooton Court, Milton Keynes, MK13 0AX

£175,000

Offered to the market with no onward chain, this well-presented ground floor maisonette would make an ideal investment opportunity. Positioned to the rear of the development, away from passing roads, the property enjoys a peaceful setting with residents' and visitors' parking conveniently located immediately outside. Although the property is currently tenanted, owner occupiers may also view and be considered.

The accommodation comprises two double bedrooms, including a principal bedroom with a small en-suite, alongside a separate main bathroom. At the heart of the home is a generous open-plan living, dining and kitchen area, featuring a bay-fronted window with attractive views over surrounding green spaces, creating a bright and welcoming living environment.

Further benefits include a long lease, relatively low service charges, and excellent access to local shops, Milton Keynes city centre, and Wolverton, including its mainline train station.

Energy rating: C
Council tax band: B

OPEN PLAN LIVING / DINING / KITCHEN 25'4" x 18'6" max (7.74 x 5.66 max)
Double glazed bay window to front. Window to front. Door to front. Combination boiler. Radiator. Internet and television point LED lighting.

KITCHEN AREA
Fitted wall and base units with worksurfaces incorporating sink drainer and mixer tap,. Electric oven and gas hob. Plumbing for washing machine. Space for fridge freezer. Extractor hood .

BEDROOM ONE 10'9" x 9'10" (3.30 x 3.00)
Double glazed French doors to rear. Radiator. Door to ensuite.

ENSUITE
Three piece suite comprising shower cubicle with shower, wash hand basin and close coupled wc. LED lighting Extractor fan.

BEDROOM TWO 9'10" x 9'6" (3.01 x 2.90)
Double glazed window to rear. Radiator.

BATHROOM
Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Extractor fan. LED Lighting Radiator.

OUTSIDE
Communal gardens and allocated parking for one car with visitor spaces.

LEASE INFORMATION
105 years remaining in the lease.
£1392 annual service charges.
£200 annual ground rent.

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.

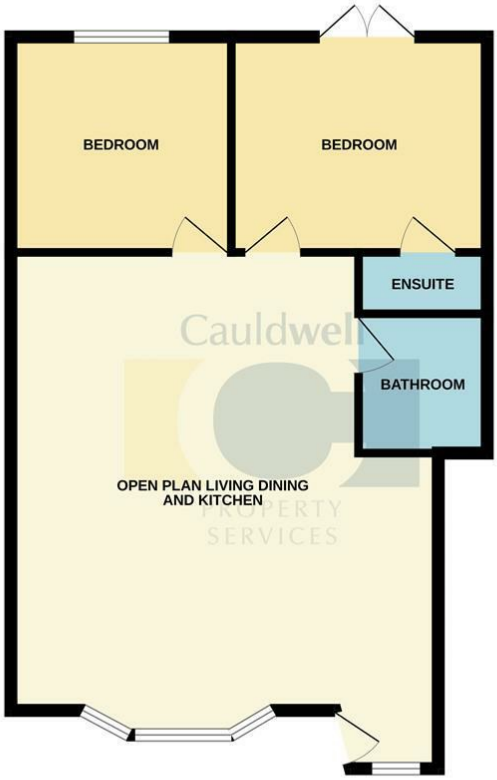
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have 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.

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

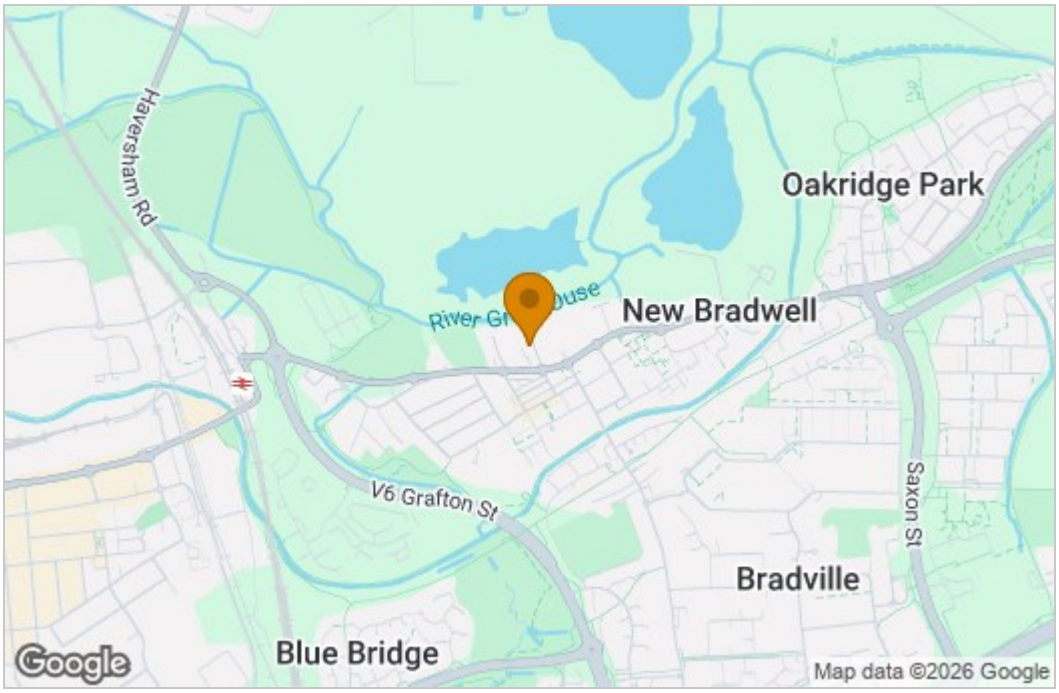
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

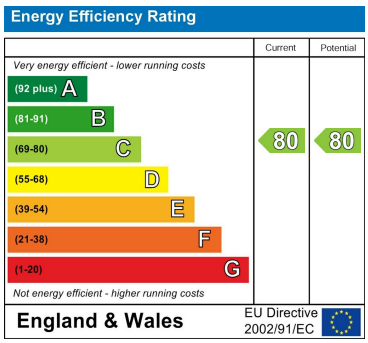


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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