



Cauldwell

PROPERTY SERVICES



23 Harlow Crescent, Milton Keynes, MK4 4EP

£200,000

CAULDWELL are pleased to offer for sale a modern second floor apartment with a GARAGE, located within the popular Oxley Park area. The accommodation briefly comprises; entrance hall, open plan lounge/dining area with French doors to a Juliet balcony, fitted kitchen with integrated appliances, two bedrooms and a bathroom with a shower. Energy rating C. Council tax band B.

Oxley Park area is located on the western flank of Milton Keynes. Oxley Park offers many local amenities including various shops, takeaways and a Tesco Express and only within a short walk to the countryside and walks along the North Bucks Way.

Council tax band: B
Energy rating: C

ENTRANCE HALL

Via communal areas. Doors to all rooms. Skimmed ceiling. Wall mounted heater.

LOUNGE/DINING ROOM 21'0x10'5 o 14'0 (6.40mx3.18m o 4.27m)

Dual aspect room with double glazed French doors to Juliette balcony to front. Double glazed window to rear. Skimmed ceiling.

KITCHEN 14'8x7'6 (4.47mx2.29m)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven, four ring hob. Built in fridge freezer, washing machine and dishwasher. Splash back tiling. Under unit lighting. Double glazed window to front.

BEDROOM ONE 10'1 x 9'4 (3.07m x 2.84m)

Double glazed window to rear. Double door built in cupboard.

BEDROOM TWO 13'2x7'2 (4.01mx2.18m)

Double glazed window to rear. Loft access.

BATHROOM

Three piece suite comprising 'p' shower bath with shower over, low level wc and wash hand basin. Skimmed ceiling. Extractor. Part tiled walls.

OUTSIDE

Communal bicycle store and bin store.

SINGLE GARAGE

Up and over door. Driveway for two vehicles.

LEASE DETAILS

Vendor advised - 125 year lease with 104 years remaining. £150 a year ground rent and £1939 a year service charge. Details 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

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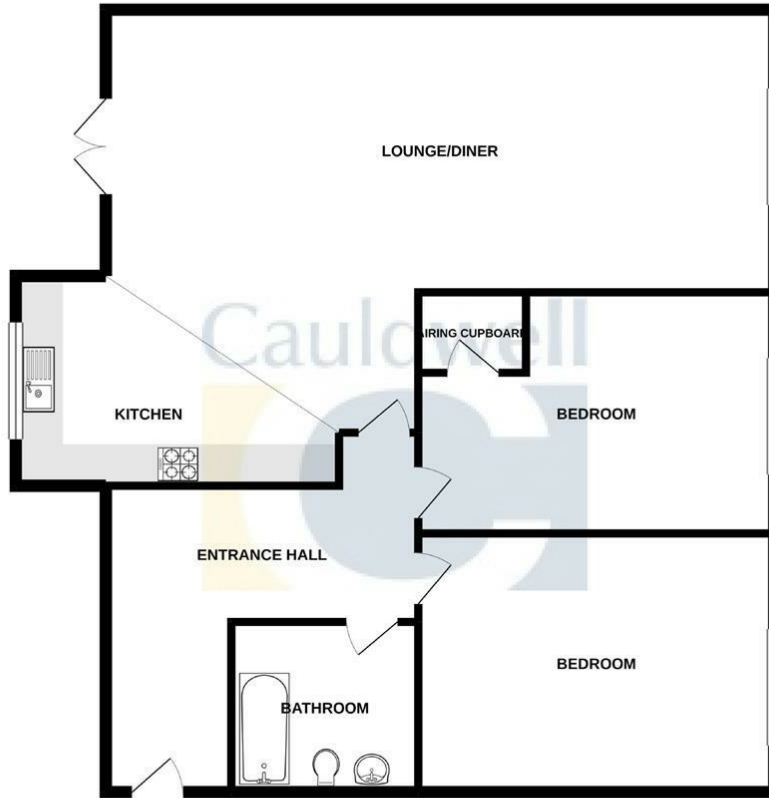
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

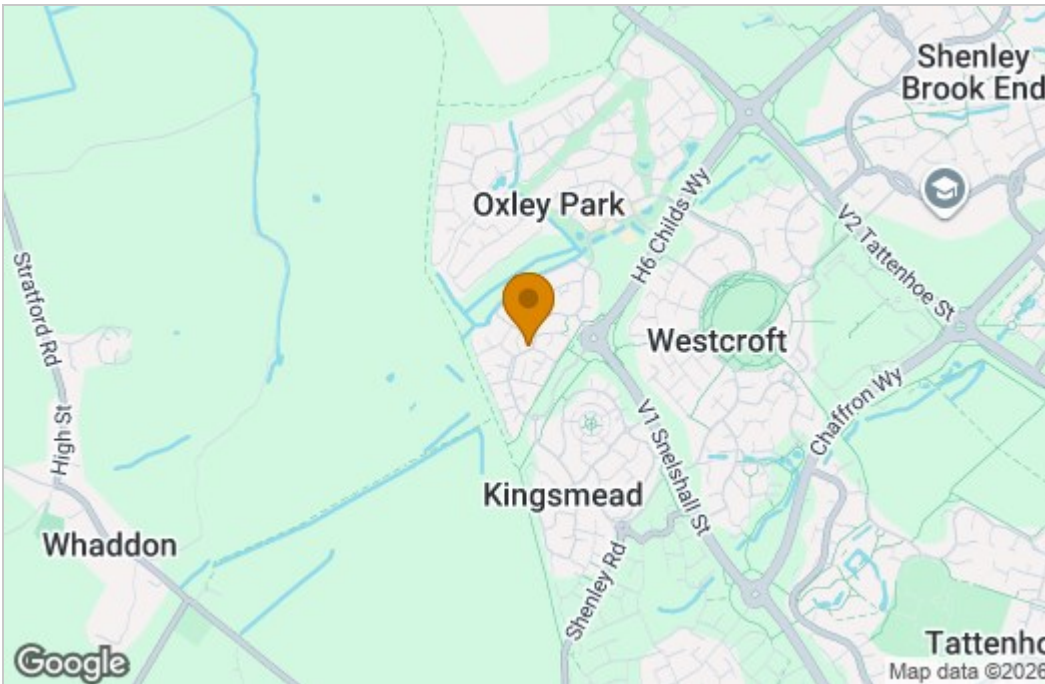
Floor Plan

GROUND FLOOR

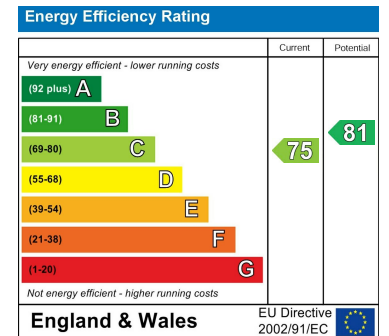


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2021

Area Map



Energy Efficiency Graph



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