

# Cauldwell

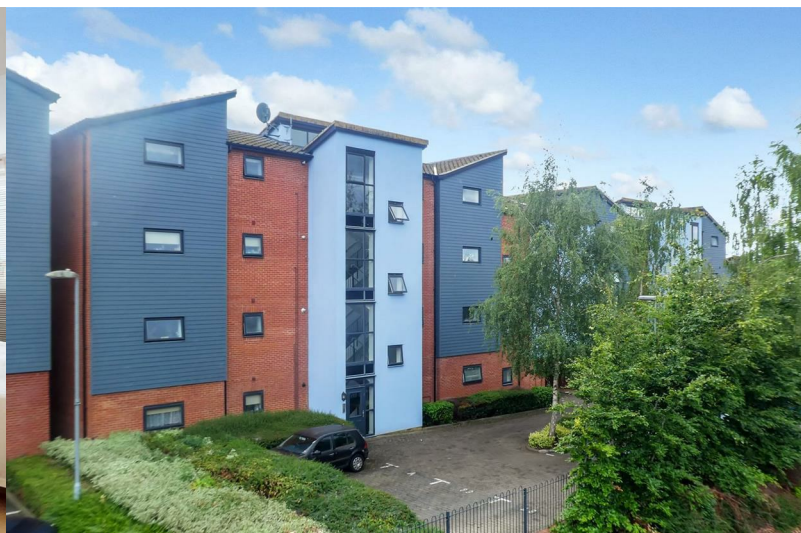
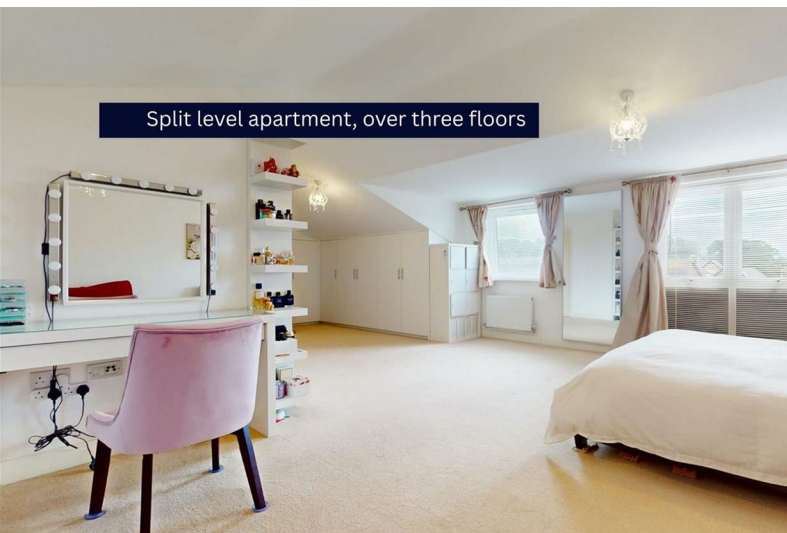
PROPERTY SERVICES



## 53 Harley Drive

Walton, Milton Keynes, MK7 7EX

£249,500



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## ENTRANCE HALL

Double glazed window to front. Door from communal hallway. Radiator. Stairs to first floor landing

## FIRST FLOOR LANDING

Double glazed window to rear. Small steps up to half landing.

## HALF LANDING

Double glazed window to front. Radiator Stairs to third floor landing. Radiator Secure entry phone. Telephone point. Storage cupboard.

## LIVING/DINING ROOM

14'4" x 10'4" (4.38 x 3.17)

Double glazed French doors with Juliette balcony to front. Two radiators. Television and fibre internet points. Opening to:-

## KITCHEN

11'2" x 6'4" (3.41 x 1.95)

Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Breakfast bar seating area. Under unit lighting. Electric oven, four ring hob and extractor hood. Space for fridge freezer. Plumbing for washing machine.

## BEDROOM TWO

12'2" x 9'6" (3.71 x 2.92)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower over with glass screen, wash hand basin and close

coupled wc. Radiator. Extractor fan. Shaver point. Airing cupboard housing combination boiler.

## THIRD FLOOR LANDING

Stairs from second landing. Double glazed Sky light window to rear. Door to main bedroom suite.

## MASTER BEDROOM

28'4" x 20'9" into recess max (8.64 x 6.34 into recess max)

Two double glazed windows to front. Radiator. Range of bespoke built in wardrobes. Additional storage space. Door to ensuite.

## ENSUITE

Double glazed sky light window to rear. Three piece suite comprising shower cubicle with electric shower, wash hand basin and close coupled wc. Storage cupboards and worksurfaces. Electric shaver point. Wall mounted cabinet. Radiator. Tiled flooring. Extractor fan.

## OUTSIDE

Allocated parking for one vehicle with visitor spaces.

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.

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.



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.

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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.

### LEASE DETAILS

The owner advises us that there are 138 years left on the lease, the annual ground rent is £175 and annual service charge is £3250.



Road Map



Hybrid Map



Terrain Map



Floor Plan

1ST FLOOR

2ND FLOOR

3RD FLOOR

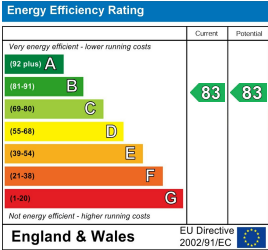
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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