

Cauldwell

PROPERTY SERVICES



Flat 5 1 Gambit Avenue, Milton Keynes, MK10 9UB

Guide Price £170,000

Cauldwell Sales & Lettings are pleased to offer for sale this stunning modern first floor apartment, where modern living meets timeless design. The expansive open-plan living area is flooded with natural light, that seamlessly blend the indoors with the outdoor landscape.

The living area boasts a stylish fitted kitchen with integrated appliances and a doors open onto a balcony where you can unwind or perfect for entertaining.

The apartment includes a double built in mirror fronted wardrobe to the principal bedroom , a quality three piece bathroom and allocated parking. This first floor apartment, offered for sale with no upward chain is located within the highly desirable area of Oakgrove. Energy rating C. Council tax band A.

Oakgrove is located to the eastern region of Milton Keynes and offers many local amenities in the area including a Costa Coffee and a Waitrose with both Milton Keynes shopping centre and Kingston centre only a short drive away. The area is located within close proximity to junction 14 M1 and the A5 and only a short walk to Ouzel Valley Park.

Council tax band: A
Energy rating: C

LOCATION & LOCAL AMENITIES

Oakgrove Village is situated on the East of Milton Keynes. Local amenities in the area, Waitrose and Costa Coffee. The property is located under 3 miles from Central Milton Keynes and M1 Junction 14. Oakgrove Village is within catchment area at Middleton for primary and secondary schools.

ENTRANCE HALL

Intercom entry system. Doors to kitchen/living room. Door to master bedroom, bathroom and utility cupboard. Radiator.

OPEN PLAN KITCHEN/LIVING AREA 22'4"M x 12'10"M (6.8M x 3.9M)

Double glazed windows to front. Double glazed French doors to balcony.

LIVING ROOM

Television point. Telephone point. Radiator. Skimmed ceiling.

KITCHEN AREA

Double glazed windows to side. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink unit with electric oven and hob with extractor. Integrated fridge freezer and dishwasher. Skimmed ceiling. Inset lights.

MASTER BEDROOM 16'1" x 8'2" (4.9 x 2.5)

Double glazed window to front. Fitted double wardrobe. Skimmed ceiling. Television point. Radiator.

BATHROOM

Double glazed window to front. Three piece suite comprising panelled bath with stainless steel mixer tap and shower attachment, low level wc and wash hand basin. Electric shaver point. Part tiled walls. Heated towel rail.

OUTSIDE

Off road parking for one vehicle.

LEASE DETAILS

Vendor advised of a 250 year lease with 237 years remaining. £150 a year ground rent. £2016.20 service charge. Details to be verified.

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.

LETTING SERVICES

Cauldwell Property Services are one of Milton Keynes leading independent and fully regulated Letting Agents. If you are considering purchasing a buy to let property or have decided to let your current home, we would be delighted to offer you free, no obligation advice. Please contact our professionally qualified Valuation Manager Gareth Heath on 01908 304480 or email Gareth@cauldwellproperty.co.uk. Please visit our website www.cauldwellproperty.co.uk for further helpful information.

VIEWING

By appointment only with Cauldwell Property Services (01908) 304480 or info@cauldwellproperty.co.uk - The Vizion, 350 Avebury Boulevard, Central Milton Keynes MK9 2JH (located by Sainsbury's opposite The Hub)

COUNCIL TAX BAND

Council tax band A. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

2. Vendor Approval

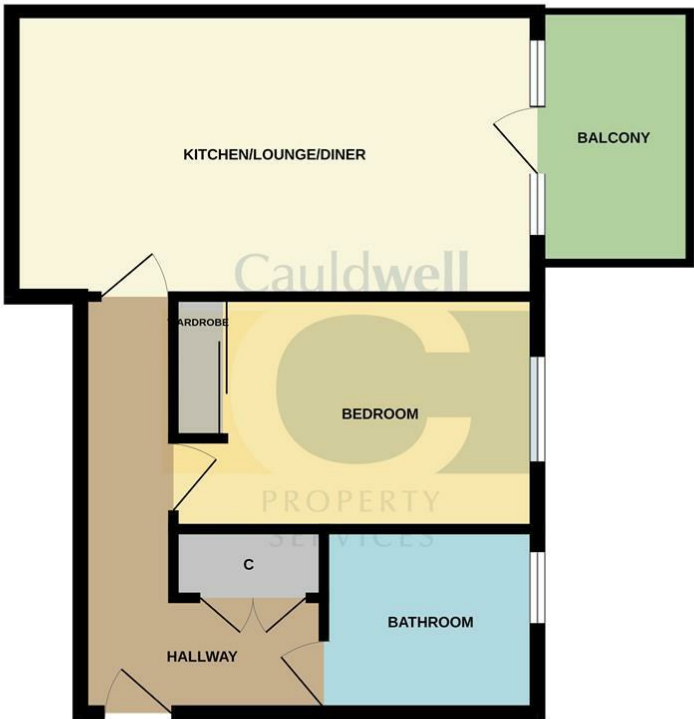
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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. 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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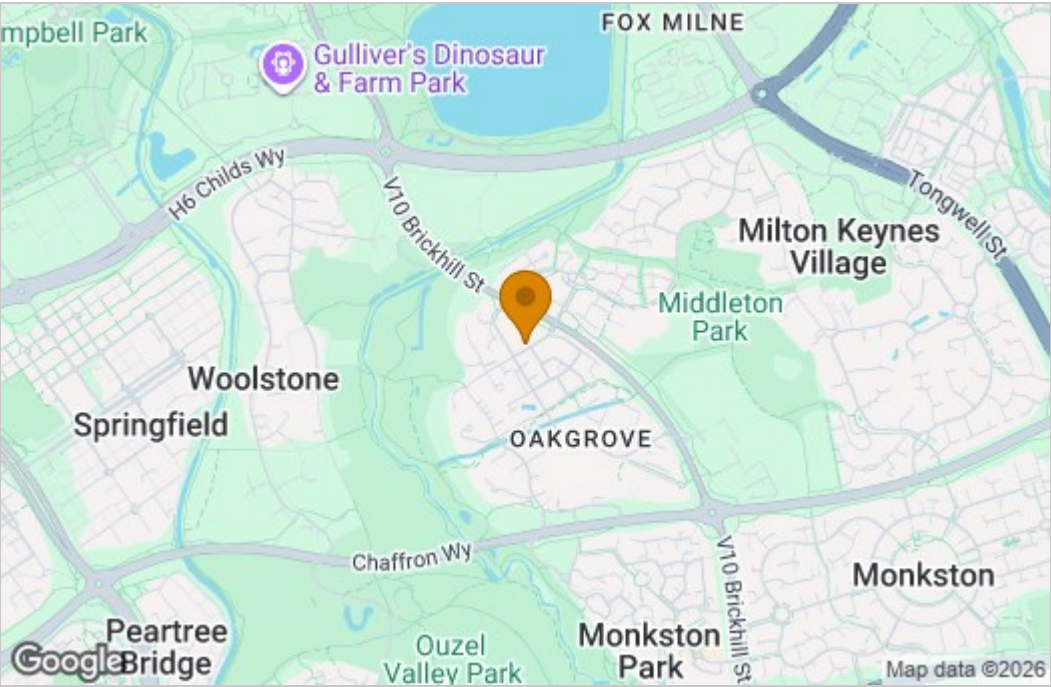
At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

Floor Plan

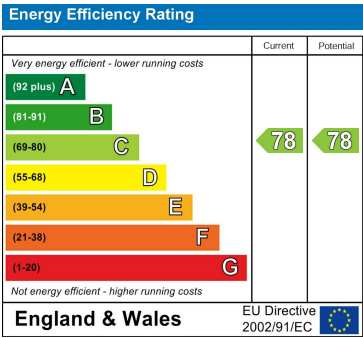


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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