



# Cauldwell

PROPERTY SERVICES



## 16 St. Marys Avenue, Milton Keynes, MK3 5DT

### £185,000

Spacious Two-Bedroom First-Floor Apartment in the Saints Estate, Bletchley – Refitted Kitchen & Large Garden

Cauldwell Property Services are pleased to offer this well-presented two-bedroom first-floor apartment, situated in the popular Saints estate in Bletchley. This fantastic home offers spacious accommodation throughout, making it ideal for first-time buyers, investors, or those looking to downsize.

The property boasts two generous double bedrooms, a beautifully refitted kitchen/dining room with integrated appliances, and a comfortable living space. The apartment also benefits from access to a substantial garden, offering excellent outdoor space for relaxation and entertaining.

With approximately 120 years remaining on the lease, this home provides long-term security. It is also ideally located close to Bletchley train station, offering excellent transport links, as well as being within easy reach of local shops, schools, and other amenities.

A fantastic opportunity—contact Cauldwell Property Services today to arrange your viewing!



## **ENTRANCE HALL**

Communal entrance with storage cupboards leading to front door. Doors leading to all rooms. Radiator. Storage cupboard. Loft access. Airing cupboard.

## **LIVING ROOM 11'10" x 15'3" (3.63 x 4.66)**

Double glazed window to front. Radiator.

## **KITCHEN DINING ROOM 14'11" x 8'7" (4.56 x 2.62)**

Double glazed window to rear. Radiator. Re-fitted with a range of soft close wall and base units with straight edge worksurfaces incorporating 1 & 1/2 sink & drainer. Built in oven and four ring hob with extractor. Built in dishwasher. Plumbing for washing machine and space for fridge freezer. Radiator. Tiled flooring. Skimmed ceiling.

## **BEDROOM ONE 10'6" x 11'11" (3.22 x 3.64)**

Double glazed window to rear.

## **BEDROOM TWO 13'6" x 9'7" (4.14 x 2.93)**

Double glazed window to front. Radiator. Built in cupboard. Recess area not measured.

## **FAMILY BATHROOM**

Three piece suite comprising of a panelled bath with mixer tap and shower attachment low level wc, wash hand basin. Tiled flooring and splashback tiles. Frosted double glazed window to rear. Radiator.

## **REAR GARDEN**

Enclosed generous rear garden laid mainly to lawn with a patio area and a fence surround.

## **LEASE INFORMATION**

The owner informs us that there are 119 years left on the lease, the service charge is £523.41. Details to be verified.

## **DRAFT CLAUSE**

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.

## **(paragraph)**

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.

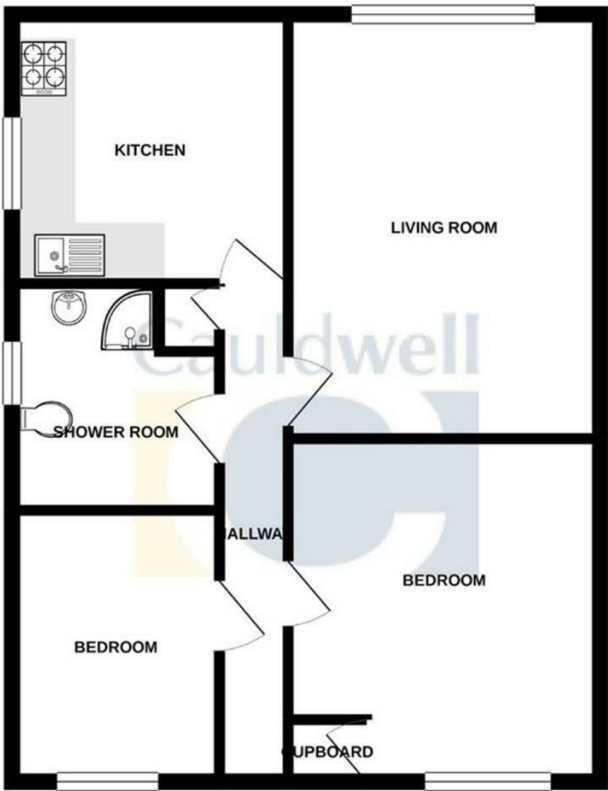
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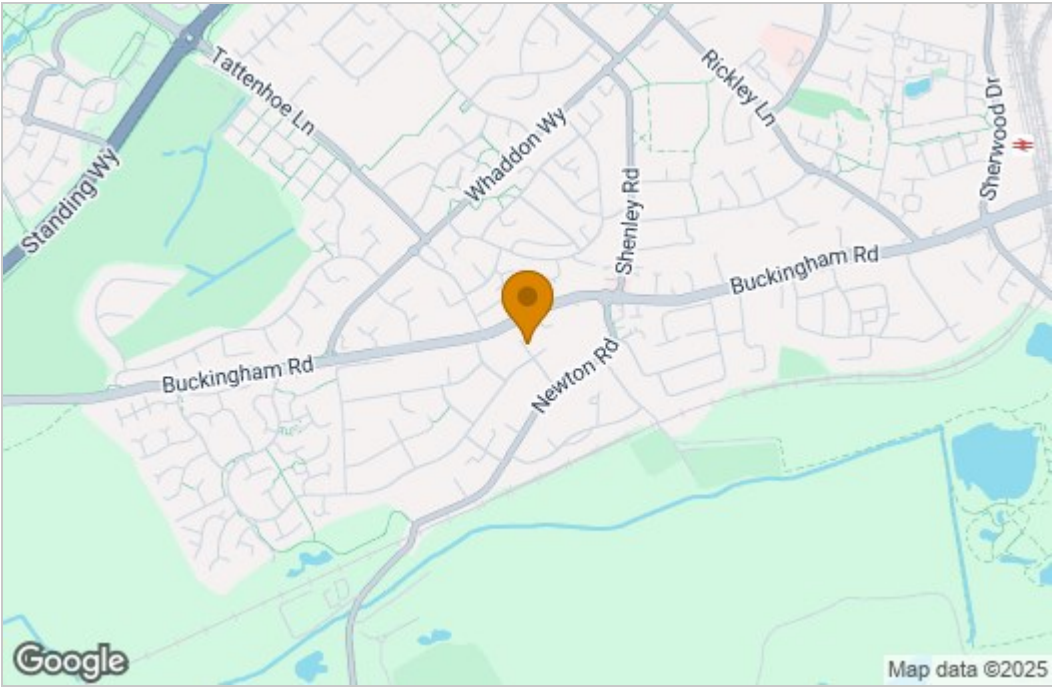
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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

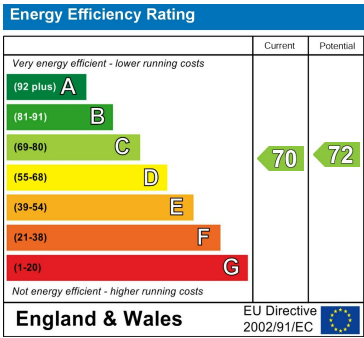
Floor Plan



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.