



Cauldwell

PROPERTY SERVICES



307 Dalgin Place, Milton Keynes, MK9 4AS

£250,000

**** INVESTMENT/LANLORD BUYERS ONLY DUE TO AN EXISTING TENANCY AGREEMENT- CURRENTLY PAYING £1,350PCM **** An executive ground floor, apartment, situated in the convenient and highly desirable location of Campbell Park which benefits from being in CLOSE PROXIMITY to MILTON KEYNES SHOPPING CENTRE and MILTON KEYNES TRAIN STATION. This wonderful home briefly comprises; communal entrance with intercom system, entrance hall, open plan living room with doors leading to a sun terrace with relayed decking, kitchen with integrated appliances, two double bedrooms and bathroom. This stunning flat boasts a replacement boiler fitted in 2025, secure allocated parking and is available with no upward chain.
Energy rating: B Council tax band C

Milton Keynes Station taking approximately 35 minutes to Euston Station on the West Coast Main Line, The West Coast Main Line (WCML) is one of the most important railway corridors in the United Kingdom, connecting the major cities of London and Glasgow with branches to Birmingham, Liverpool, Manchester, and Edinburgh.

109 years remaining on lease
£340pa Ground rent
£4559.14 last years service charge, including a one off payment.
Energy rating: C
Council tax band: C

COMMUNAL ENTRANCE

Ground floor entrance to:-

ENTRANCE HALL

Doors to bedroom one, two, bathroom and open plan kitchen/living room. Radiator. Airing cupboard housing plumbing for washing machine.

OPEN PLAN KITCHEN/LIVING ROOM 22'6" x 14'11" ax (6.88 x 4.57 ax)

Double glazed window to front. Door to leading to balcony. Television point. Radiator.

KITCHEN AREA

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink. Gas hob and electric oven with extractor fan. Built in fridge freezer and slim line dishwasher. Radiator.

BEDROOM ONE 12'0" x 9'3" (3.66 x 2.84)

Double glazed window to front. Built in wardrobe. Television point. Radiator.

BEDROOM TWO 39'4"; x 8'7" (12; x 2.62)

Double glazed window to front. Telephone point. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.

OUTSIDE

Secure underground parking. Decked area.

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.

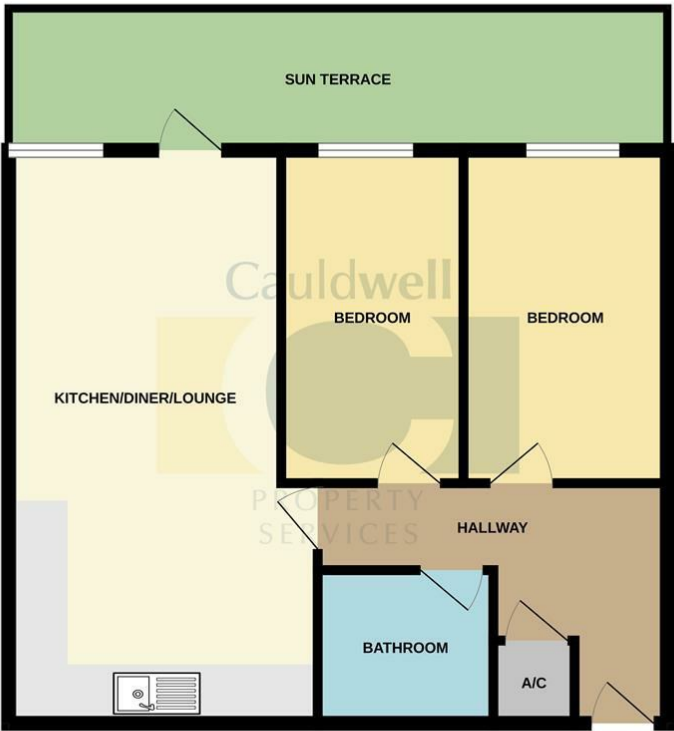
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Floor Plan

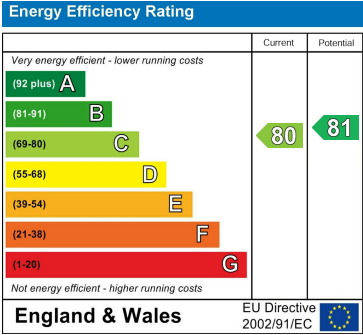


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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