

# Cauldwell

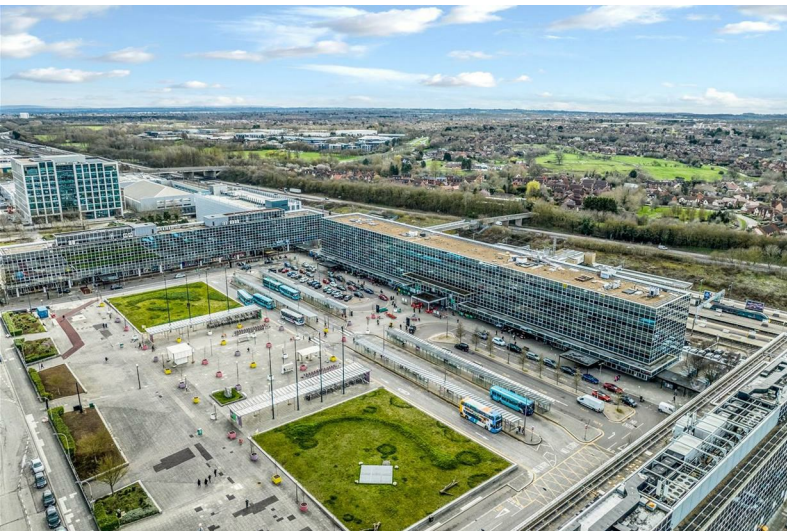
PROPERTY SERVICES



## Station House Elder Gate

, Milton Keynes, MK9 1BB

£290,000





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, Milton Keynes, MK9 1BB

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## ENTRANCE HALL

White oak veneered doors leading to open plan kitchen/living room, bedroom one, shower room and storage utility cupboard. Video entrance intercom system. Light-grey oak vinyl flooring.

## OPEN PLAN KITCHEN/LIVING ROOM

Bespoke handle-less contemporary kitchens with matt lacquered doors, high-quality quartz worktops and fully integrated appliances. Schuco sash windows. Slim-profile contemporary electric radiators. Light-grey oak vinyl flooring. Slim-profile contemporary electric radiators.

## BEDROOM

Glazed window. Slim-profile contemporary electric radiators. Light-grey oak vinyl flooring.

## SHOWER ROOM

Fully tiled shower rooms with Porcelain tiles, Chrome sanitary-ware fittings and large stone-resin walk-in shower trays.

### 1. Measurements

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.

### 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.

### 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.**

### 4. Solicitors

We routinely refer customers to Franklins solicitors, Key Conveyancing 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

### COUNCIL TAX BAND

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

### Lease Information

The developer has informed us that there is a

Tel: 01908 304480

peppercorn lease with 999 years from conception. The maintenance and ground charges have not been verified and must be confirmed before proceeding to purchase.

### **New Build**

These sales particulars were prepared before the completion of the properties and the final finishes may vary slightly. To assess the final finish all prospective purchasers must inspect the actual unit they wish to purchase to satisfy themselves of the style and quality. The measurements have been provided by the developer and have not been verified by us.

### **Illustration Purpose**

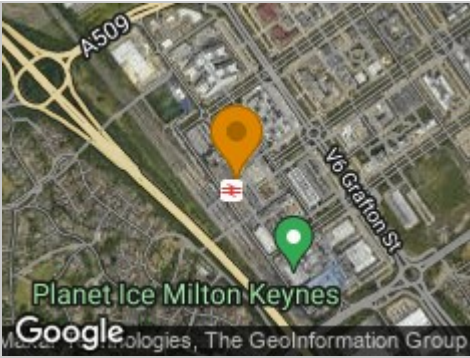
Some images shown are for illustration purposes only and are representative only.



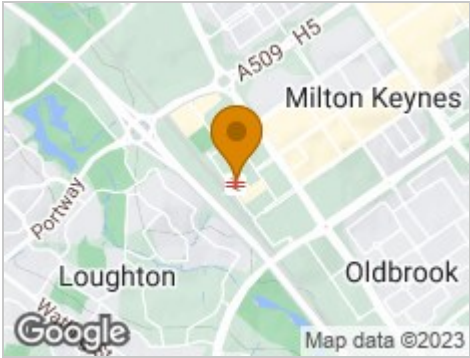
Road Map



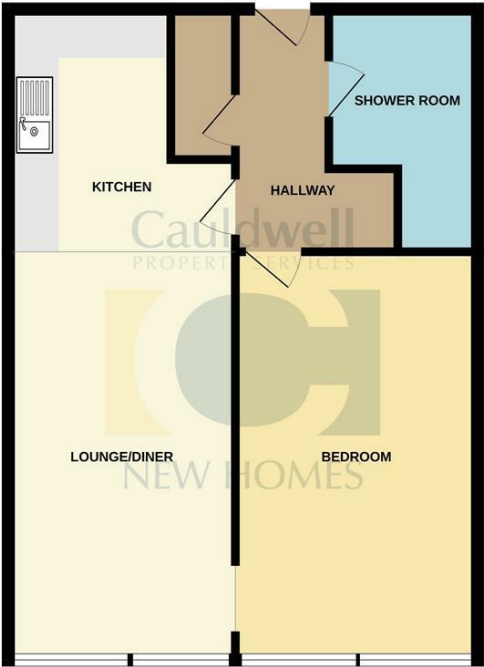
Hybrid Map



Terrain Map



Floor Plan

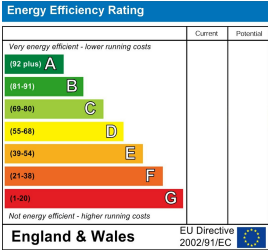


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

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.