Cauldwell

PROPERTY SERVICES

47 Dakota House

The Hub, Milton Keynes, MK9 2FB

£200,000

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ENTRANCE

Entrance through front door into entrance hall via communal area. Radiator. Doors to all open plan living/dining room, bedroom one, bedroom two and bathroom.

LIVING DINING ROOM

16'6" x 11'3" (5.03 x 3.45)

Double glazed window to the rear aspect. Radiator. Opening to kitchen area.

KITCHEN AREA

14'11" x 4'7" (4.55 x 1.42)

Fitted with a range of wall and base units. One and a half stainless steel sink and drainer with mixer tap. Integrated fridge/freezer, integrated dishwasher, and built in electric oven with hob and extractor over. Tiled flooring. Double glazed window to the side aspect. Airing cupboard housing washing machine.

BEDROOM ONE

10'2" x 8'2" (3.1 x 2.49)

Balcony to the side. Built in wardrobe. Radiator.

BEDROOM TWO

12'4" x 6'0" (3.78 x 1.83)

Double glazed window to the rear aspect. Radiator.

BATHROOM

Three piece suite. Low level wc, wash hand basin with mixer tap and mirror over. Panelled with shower over and glass shower screen, Heated chrome towel rail. Part tiled wall. Tiled floor.

LEASE DETAILS

Vendor advised of 125 year lease with 90 years remaining. £193pas ground rent. £3900pa Service charge (approx). To be verified.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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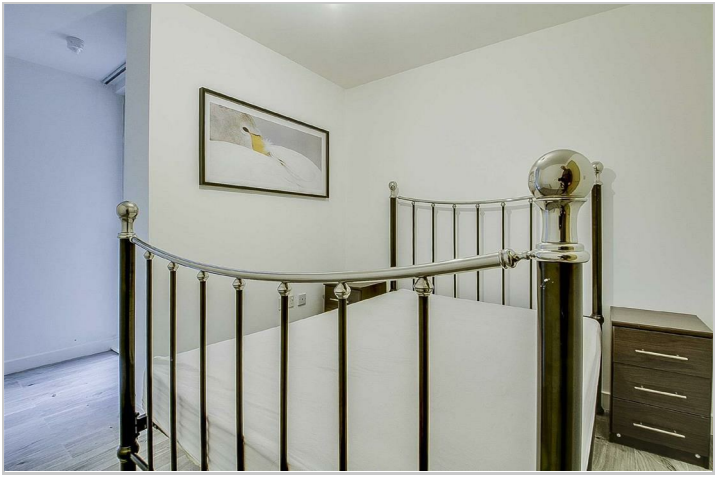
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your

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

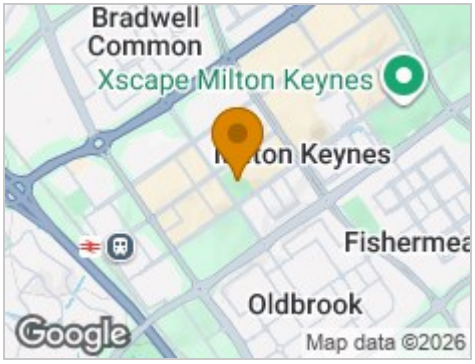
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



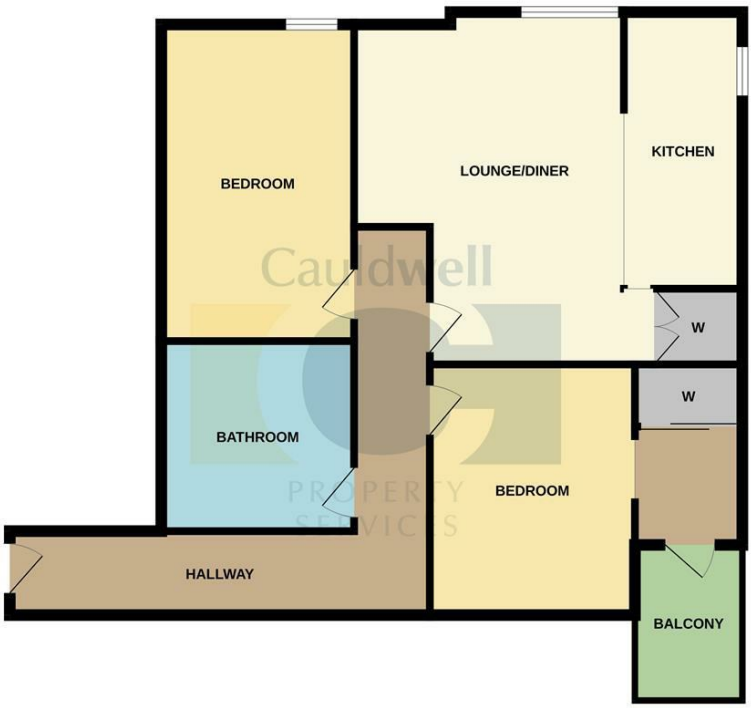
Road Map

Hybrid Map

Terrain Map



Floor Plan



TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.

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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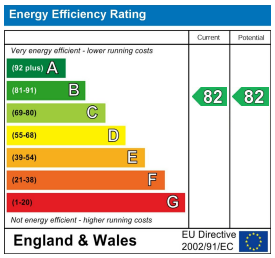
Viewing

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



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.

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