Cauldwell

PROPERTY SERVICES

Bessemer lodge Ada Walk, Milton Keynes, MK10 9SW

£239,995

CAULDWELL are extremely pleased to offer for sale this stunning 3rd floor penthouse apartment with a balcony, situated within the popular Oakgrove area. The accommodation briefly comprises an entrance hall leading to a generous open plan living area featuring a stylish fitted kitchen complete with integrated appliances and triple glazed doors that open onto the balcony. The property benefits from two well-proportioned bedrooms – the first of which includes an en-suite shower room – and a modern family bathroom with a shower. Additional features include allocated parking for one vehicle. The property is offered for sale with no upper chain.

Oakgrove is located in the eastern region of Milton Keynes and offers an array of local amenities, including a Costa Coffee and a Waitrose, with both the Milton Keynes Shopping Centre and Kingston Centre only a short drive away. The area is conveniently positioned near junction 14 of the M1 and the A5, and is just a short walk from Ouzel Valley Park. Council tax band: B. Energy Rating: C

The vendor has informed us that there are 987 years remaining on the 999 year lease. The Service charge Is £1,965 annum. This information has not been verified and must be confirmed before proceeding to purchase.

Special note
** No pets permitted**

ENTRANCE HALL
Via communal areas. Video entry system. Wall mounted heater. Doors to all rooms. Skimmed ceiling. Utility cupboard and store cupboard.

LOUNGE/DINING ROOM 15'1" x 12'8" (4.60 x 3.88)
Triple glazed window to rear. Triple glazed door to balcony. Opening to kitchen. Two wall mounted heaters.

BALCONY
Joining living room and bedroom.

KITCHEN 12'8" x 5'10" (3.88 x 1.78)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in oven, four ring hob and extractor. Built in fridge freezer. Under unit lighting. Triple glazed window to side and rear. Skimmed ceiling with inset lighting and ventilation system.

BEDROOM ONE 14'2" x 10'0" (4.34 x 3.07)
Triple glazed door and window to rear leading to balcony. Skimmed ceiling. Wall mounted heater. Double wardrobe with sliding doors. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Shaver point Extractor. Skimmed ceiling with inset lighting.

BEDROOM TWO 10'9" x 9'3" (3.29 x 2.82)
Triple glazed window to side. Skimmed ceiling Wall mounted heater.

BATHROOM
Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Part tiled walls. Shaver point Extractor. Skimmed ceiling with inset lighting. Wall mounted heater.

OUTSIDE
Communal bin and bicycle store. Allocated parking.

AGENTS NOTES
Third floor apartment with lift and stairway access. Automatic lighting to communal areas.

Lease Information
The vendor has informed us that there is 236 years remaining on the 250 year lease. The Service charge Is £1,965 annum. This information has not been verified and must be confirmed before proceeding to purchase.

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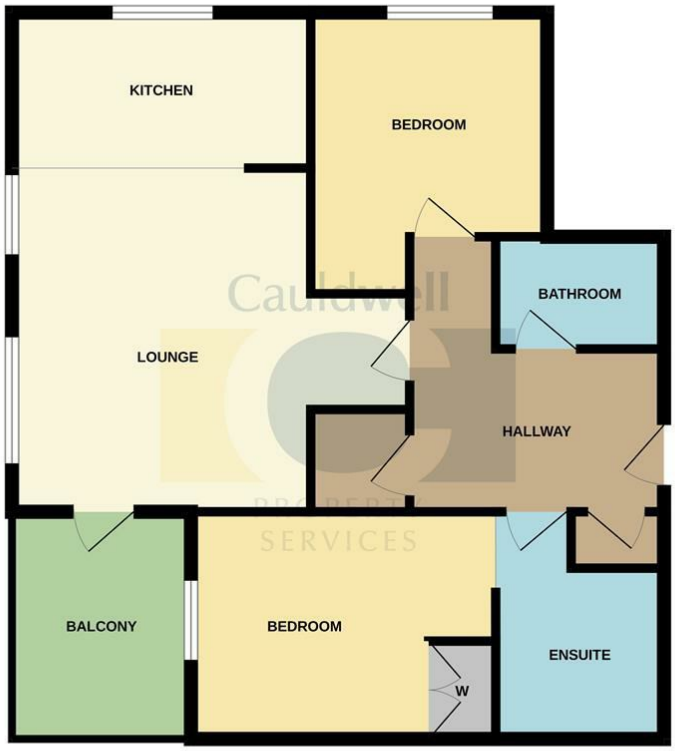
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

5. Anti Money Laundering Verification checks
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.

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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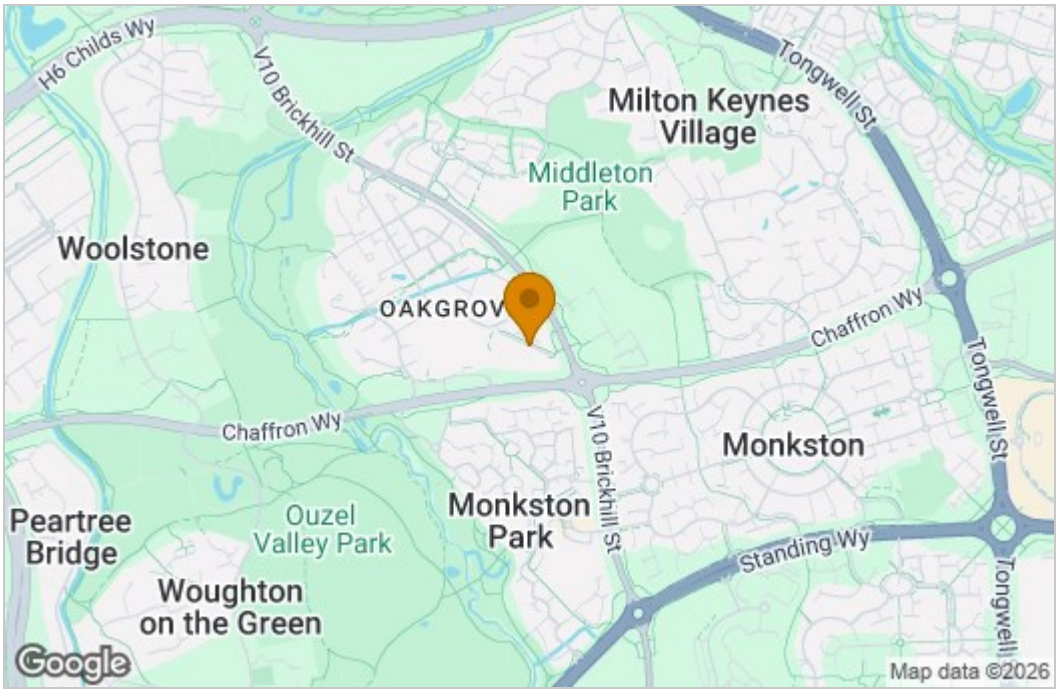
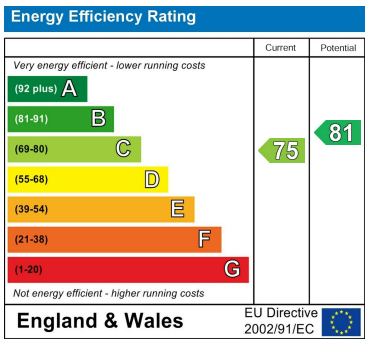
Area Map



Energy Efficiency Graph



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