



Cauldwell

PROPERTY SERVICES



12 Paynes Drive, Milton Keynes, MK5 8EX

£114,000

CAULDWELL are delighted to offer for sale a modern ground floor apartment, offered for sale on the popular shared ownership scheme with a 60% share with Guinness housing association. The property is situated within the desirable location of Loughton, only a short walk to Milton Keynes shopping centre and central railway station. The accommodation includes an entrance, kitchen, lounge dining room, double bedroom and a bathroom. Outside there is allocated parking and a rear garden. Further benefits include double glazing and gas central heating. Energy rating C. Council tax band A.

Loughton is a sought after location for families and commuters alike, given its close proximity to Milton Keynes Central Station and catchment area for Loughton Primary School and Denbigh Secondary School.

ENTRANCE HALL

Door to :-

LIVING ROOM 13'1" x 9'10" (3.99 x 3.02)

Double glazed window to side. Door to inner hall way. Opening to further hall way.

INNER HALL WAY

Door to bedroom and bathroom.

BEDROOM 10'7" x 10'6" (3.23 x 3.21)

Double glazed window to side. Radiator.

BATHROOM

Three piece suite comprising panelled bath with telephone style mixer and shower over, low level wc and wash hand basin. Part tiled walls. Frosted double glazed window to side. Radiator.

SECOND INNER HALL WAY

Door to airing cupboard. Door to kitchen.

KITCHEN 8'11" x 7'3" (2.73 x 2.22)

Double glazed window to side. Fitted with a range of base units with worksurfaces incorporating sink drainer and mixer tap. Space for freestanding cooker and fridge freezer. Plumbing for washing machine. Splash back tiling. Wall mounted boiler. Radiator.

REAR GARDEN



Enclosed and laid mainly to lawn with wooden fence surround. Gated access.

FRONT GARDEN



Hardstanding driveway. Visitor bays.

COUNCIL TAX BAND

Council tax band A. Sourced from <https://www.gov.uk/council-tax-bands>.

LEASE DETAILS

£159 per month inclusive of rent, service charge and ground rent. There is 88 years left on the lease.

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.

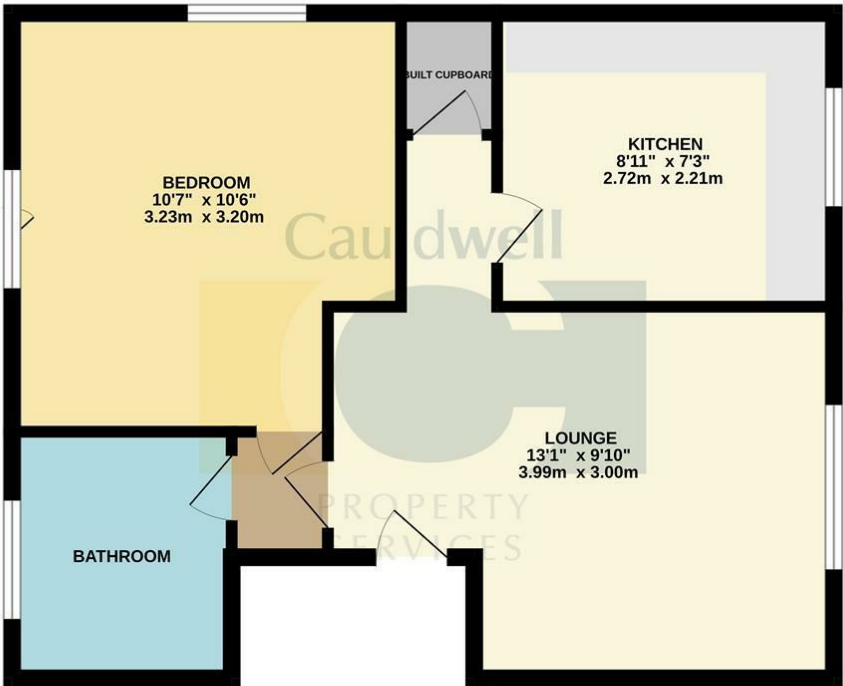
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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

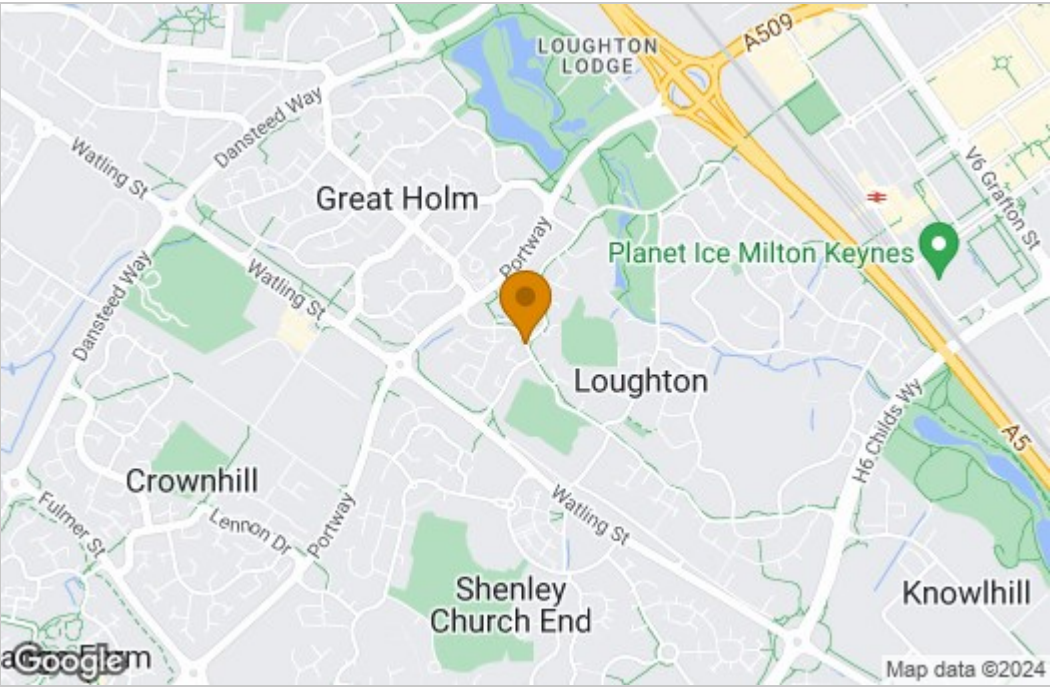
making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

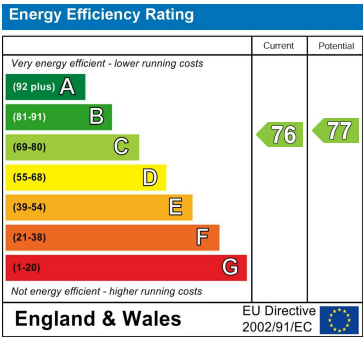


TOTAL FLOOR AREA - 452sq.ft. (42.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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.