



**10 Park Street, Milton Keynes, MK9 4DD**  
**Offers Over £235,000**

CAULDWELL are pleased to offer for sale this modern apartment, ideally situated alongside the Grand Union Canal and a newly created marina in Central Milton Keynes. This exceptional apartment is located on the third floor and boasts secure communal entry system, a balcony overlooking the marina, secure underground allocated parking and a lift. The accommodation includes an entrance hallway with a utility cupboard, an open plan living, dining and stylish modern kitchen area with integrated appliances, balcony, a bedroom with mirror fitted wardrobes and a bathroom with a shower. Council tax band B. Energy rating C.

The property is ideally situated within close proximity to the shopping centre, Campbell park, Milton Keynes central train 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.

## **ENTRANCE HALL**

Via communal areas. Double door storage cupboard. Double door utility airing cupboard housing plumbing for washing machine and boiler.

## **OPEN PLAN LIVING SPACE 15'3" x 16'5" (4.67 x 5.02)**

## **KITCHEN**

Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in fridge freezer and dishwasher. Under unit lighting.

## **LOUNGE AREA**

Two radiators. Skimmed ceiling. Sliding double glazed door to balcony. Double glazed window to side, with views over canal.

## **BEDROOM ONE 9'8" x 16'0" (2.96 x 4.88)**

Double glazed window to side. Mirror fronted wardrobe. Radiator. Skimmed ceiling.

## **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower attachment & glass shower screen. Low level wc and wash hand basin. Heated towel rail. Part tiled walls. Shaver point. Extractor. Skimmed ceiling with inset lighting,

## **OUTSIDE**

Communal bicycle store and bin store. Allocated parking.

## **COUNCIL TAX BAND**

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

## **LEASE DETAILS**

The owner advises us that there are 244 years left on the lease, the ground rent is £200pa and service charges are £2,356.30pa.

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

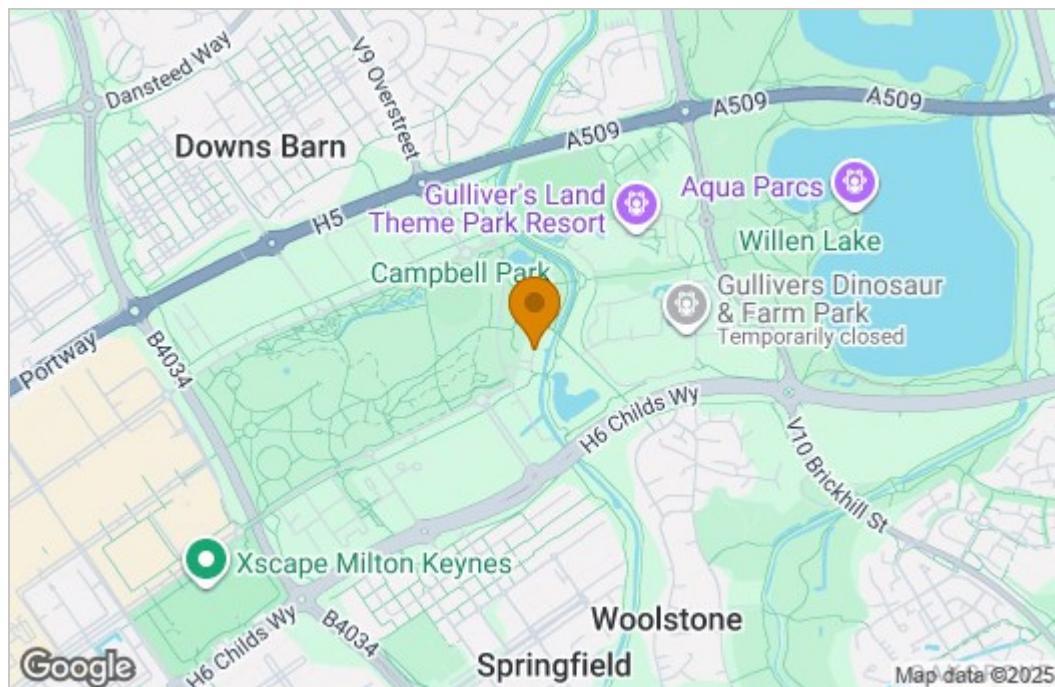
At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

## Floor Plan

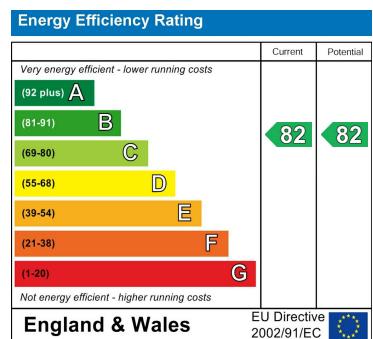


TOTAL FLOOR AREA : 570sq.ft. (53.0 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operation 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.