Cauldwell

PROPERTY SERVICES

47 Tyhurst, Milton Keynes, MK10 9RP

£169,995

An excellent opportunity for a first-time-buyer or investors with a potential rental income of £1100pcm and a yield of approximately 7.3% *

CAULDWELL are delighted to offer to offer for sale this well presented ground floor apartment with a PRIVATE SUN TERRACE, situated in the sought after location of Middleton .This stunning property boasts a light and airy open plan lounge/dining room with French doors leading to the sun terrace, stylish modern fitted kitchen with integrated appliances, entrance hall, one double bedroom and a bathroom. Outside there is allocated parking. The property is offered for sale with no upward chain.

Middleton is part of Milton Keynes Village, one of the original settlements which dates back to Saxon times and is mentioned in the Domesday Book as Middletone. The location is highly desirable given its close proximity to Junction 14 of the M1, Kingston district centre and school catchment. Middleton primary school is currently rated as 'Outstanding' and Oakgrove Secondary as 'Good' by Ofsted. Other amenities include The Swan pub/restaurant and Middleton Pavilion.

* Yield calculated before additional charges, i.e service charges and maintenance costs
108 years left on the lease.

ENTRANCE
Entrance through front door into communal area via intercom system. Storage cupboard. Entrance to apartment through front door into entrance hall. Doors leading to all rooms.

LIVING/DINING ROOM 16'7" x 11'9" (5.06 x 3.60)
Open plan living/dining area. Double glazed window and double glazed French door with window either side leading to private sun terrace. Two radiators. Television point. Wood effect flooring. Coving to ceiling. Open to kitchen area.

KITCHEN 10'7" x 6'3" (3.24 x 1.91)
Kitchen fitted with a range of wall and base units. Roll top worksurfaces incorporating stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and extractor. Integrated dishwasher and fridge/freezer. Wood effect flooring.

BEDROOM 10'11" x 10'7" (3.35 x 3.24)
Double glazed window. Carpet flooring. Radiator.

BATHROOM
Three piece suite. Panelled bath with mains shower attachment and glass shower screen. Low level wc, wash hand basin with mixer tap. Part tiled walls.

OUTSIDE
Sun terrace. Allocated parking. Communal bin and bike store.

COUNCIL TAX BAND
Council tax band A. Sourced from http://cti.voa.gov.uk/cti/inits.asp

LEASEDETAILS
115 years remaining on the lease
Annual ground rent - £150
Annual service charge - £2225.02

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.

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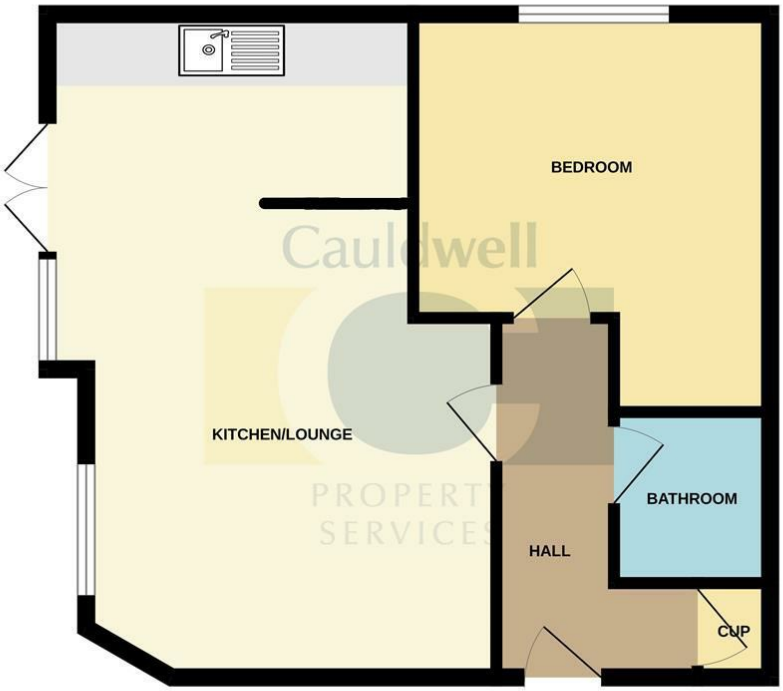
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan



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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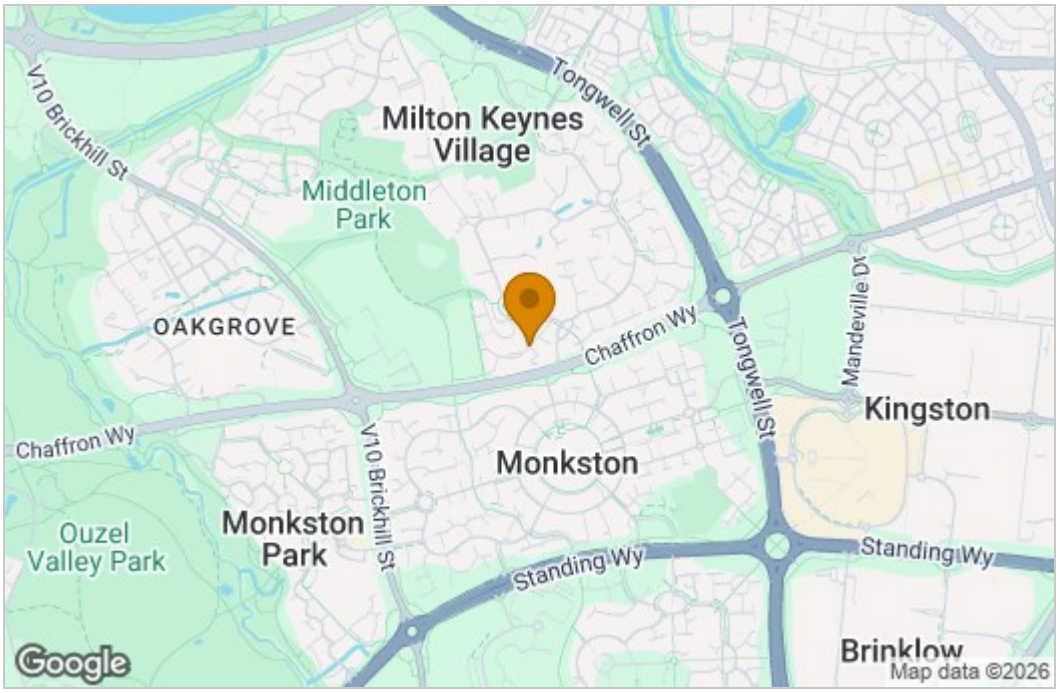
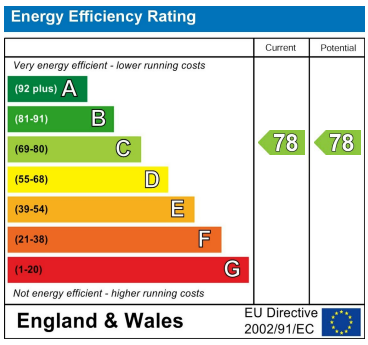
Area Map



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.

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