



Cauldwell

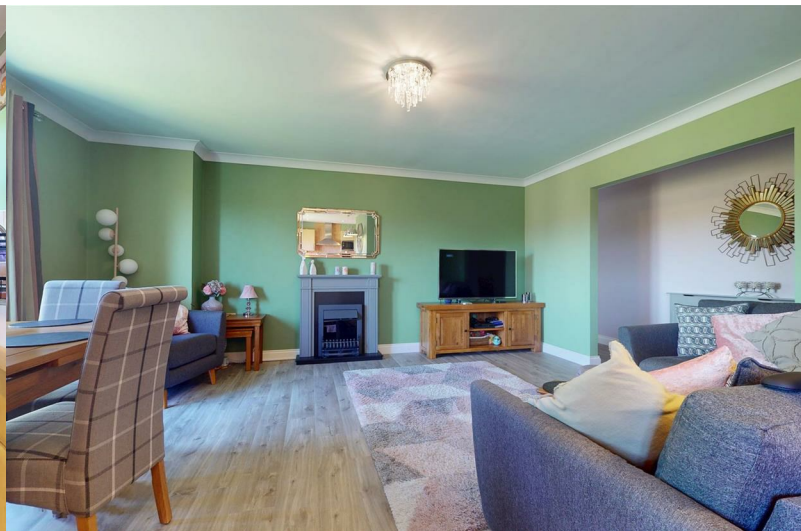
PROPERTY SERVICES



55 Darwin Close

Medbourne, Milton Keynes, MK5 6FF

£285,000



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ENTRANCE HALL

Door from communal hallway, secure entry phone system, storage cupboard, airing cupboard, radiator, access to boarded loft space via drop down loft ladder, archway to living room.

KITCHEN AND DINING AREA

13'8" x 11'3" (4.17 x 3.45)

Double glazed window to rear, a fitted range of wall and base units with worksurfaces, one and a half bowl sink drainer with mixer tap, electric oven and hob with extractor hood over, space for fridge freezer, plumbing for washing machine, integral dishwasher, combination boiler, radiator, breakfast bar opening into;

LIVING ROOM

16'7" x 13'4" (5.08 x 4.07)

Double glazed French doors to rear with juliet balcony, TV point, two radiators

BEDROOM 1

12'8" x 12'0" to wardrobes (3.88 x 3.67 to wardrobes)

Double glazed window to front, radiator, 3 built in double wardrobes, door to:

EN-SUITE

9'8" x 6'4" (2.97 x 1.95)

Double glazed obscure window to front, double shower cubicle with mains shower, hand wash basin with mixer tap, close coupled wc, bidet, extractor fan, radiator, heated towel rail.

BEDROOM 2

13'3" x 10'0" (4.06 x 3.05)

Double glazed window to rear, radiator, 2 built in double wardrobes.

BEDROOM 3

10'2" x 8'0" (3.10 x 2.46)

Double glazed window to front, radiator, internet connection point.

BATHROOM

Double glazed obscure window to front, a re-fitted suite comprising P shaped bath with mixer tap and mains shower, fitted glass shower screen, hand wash basin with mixer tap, close coupled wc, electric shaver point, extractor fan, radiator.

OUTSIDE

Garage - One and a half length with up and over door to front.

Driveway parking in front of garage with additional visitors spaces available.

LEASE AND SERVICE CHARGE INFO

Vendor advised of 125 year lease with 101 years remaining, £180 a year ground rent. £2152.04 a year service charge. Details to be verified.

1. Measurements

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.

3. Mortgage

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.

4. Solicitors

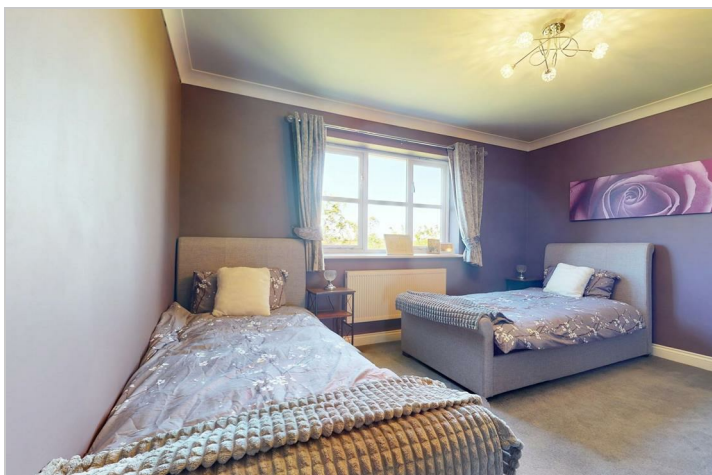
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

6. Photography

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



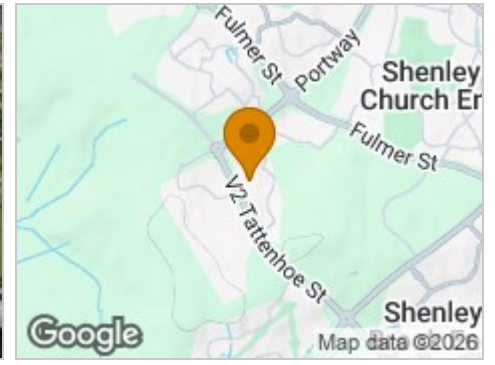
Road Map



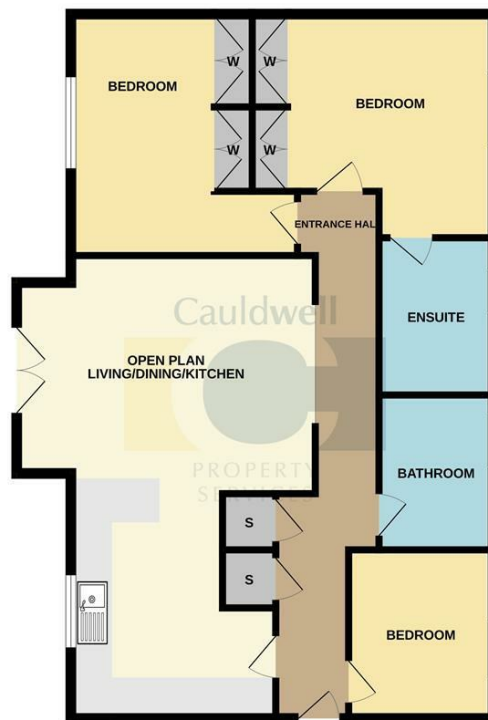
Hybrid Map



Terrain Map



Floor Plan



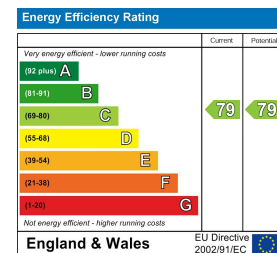
TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.