Cauldwell

PROPERTY SERVICES

15 Wodell Drive, Milton Keynes, MK12 5FT

£190,000

Cauldwell are delighted to offer to offer for sale this well presented TWO DOUBLE Bedroom TOP FLOOR APARTMENT with no upward chain, in the popular area of Wolverton. This wonderful property briefly comprises; communal entrance hall via intercom system, entrance hall, living room with JULIET BALCONY, open plan kitchen with integrated appliances, two double bedrooms, EN-SUITE SHOWER ROOM and bathroom. Outside there is allocated parking. Energy rating. Council tax band B.

Wolverton is located to the north-east of Milton Keynes. The property is within walking distance to Wolverton Train Station and a short drive to A5. There are local amenities to include leisure Centre and abundance of supermarkets and high street shops. Central Milton Keynes is within approximately 3.6 miles and the popular Stony Stratford and Ouse Valley Park is just round the corner.

Energy rating: B
Council tax band: B

ENTRANCE
Entrance through front door via communal area. Intercom system. Doors to all rooms. Airing cupboard.

LIVING AREA
Double glazed door and window to juliet balcony to the rear aspect. Double glazed window to read and side.
Two radiators. Storage cupboard. Opening into kitchen.

KITCHEN
Double glazed window to the side aspect. Kitchen fitted with a range of wall and base units. Work surfaces incorporating a one and a half bowl sink and drainer with mixer tap. Gas hob with integrated oven and extractor over. Integrated dishwasher, integrated fridge and freezer. Splash back tiles.

BEDROOM ONE
Double glazed window to the rear. Radiator. Door to ensuite.

ENSUITE
Three piece suite. Tiled shower cubicle. Low level wc, wash hand basin with mixer tap.

BEDROOM TWO
Double glazed window to the front. Radiator.

BATHROOM
Three piece suite. Panelled bath with mixer tap. Low level wc, wash hand basin with mixer tap. Part tiled walls. Radiator.

OUTSIDE
Allocated parking space

LEASE DETAILS
Vendor advised of 106 years remaining on the lease. £106 a year ground rent. £960 a year service charge. Details to be verified.

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.

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

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.

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.

Floor Plan

TOTAL FLOOR AREA : 710sq.ft. (66.0 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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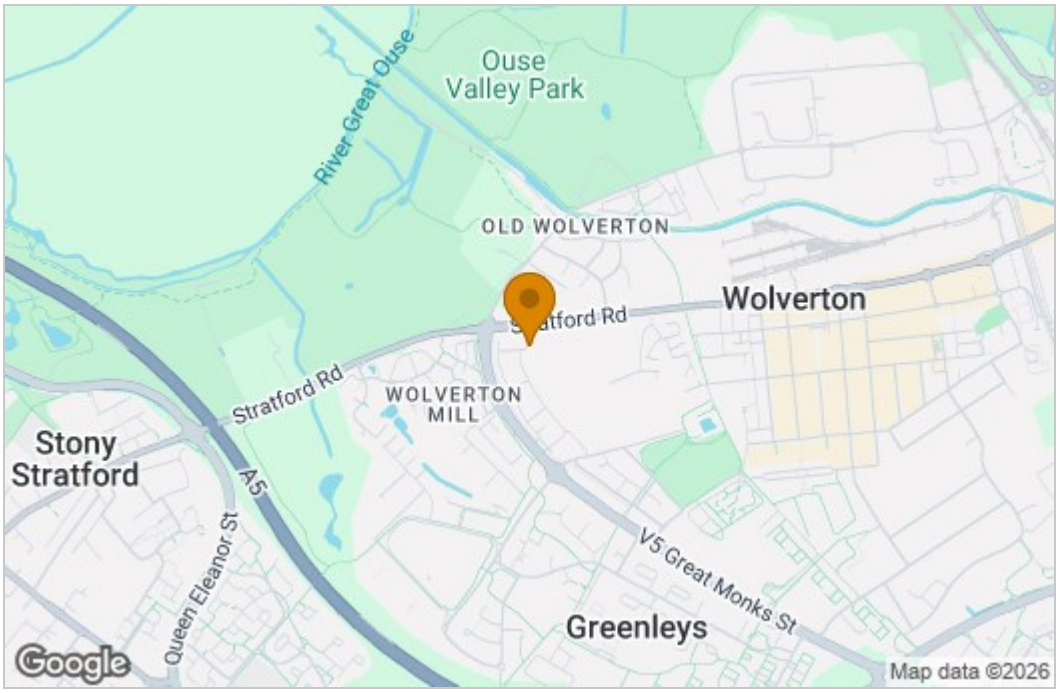
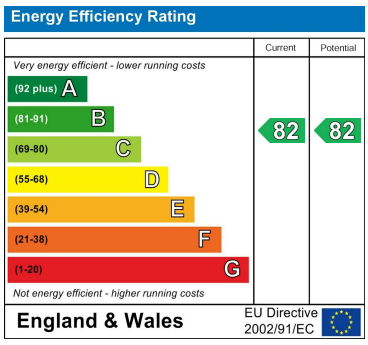
Area Map



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.

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