



# Cauldwell

PROPERTY SERVICES



## 49 Mayer Gardens

Shenley Lodge, Milton Keynes, MK5 7EW

£154,950



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## COUNCIL TAX BAND

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

## ENTRANCE HALL

Via communal entrance. Doors to all rooms. Radiator.

## LIVING ROOM

11'5" x 10'9" (3.5m x 3.3)

Double glazed windows and French doors to balcony to rear. Radiator.

## SHOWER ROOM

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Two double glazed windows to front. Radiator.

## KITCHEN/DINER

10'2" x 8'2" (3.1 x 2.5)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Space for freestanding cooker and fridge freezer. Plumbing for washing machine, Double glazed French doors to balcony.

## BEDROOM ONE

11'9" x 8'10" (3.6 x 2.7)

Two double glazed windows to front. Radiator.

## OUTSIDE

Allocated parking.

## Leasehold

The owner has advised us that there are 99 years remaining on the lease, the annual ground rent is £100 and the annual service charge is £92. This information has not been verified.

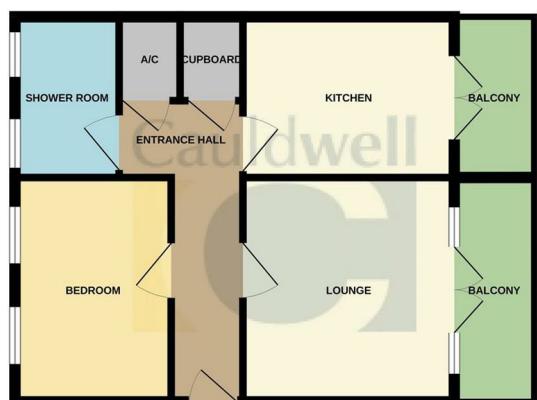
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.

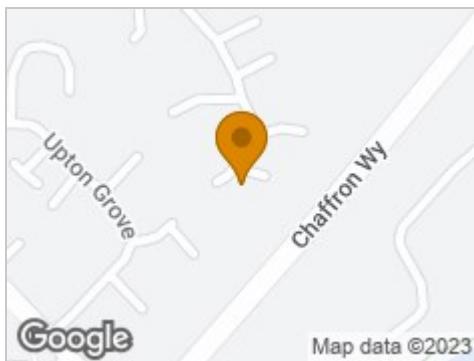
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receive a referral fee in the region of £80 to £250 for  
recommending you to them



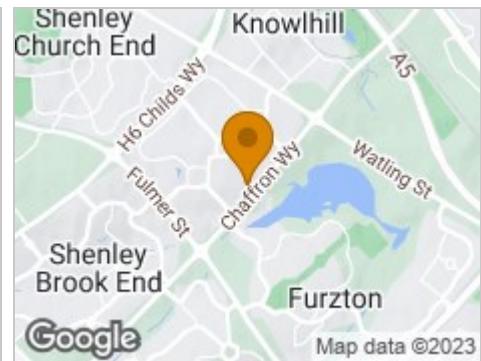
## Road Map



## Hybrid Map



## Terrain Map



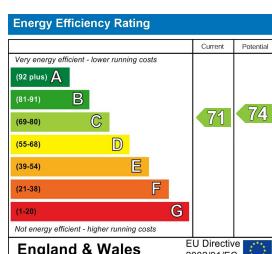
## Floor Plan



## Viewing

Please contact our Cauldwell Property Services LTD Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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