



Cauldwell

PROPERTY SERVICES



Flat 3 5 Cicero Crescent, Milton Keynes, MK11 4BR

Offers Over £245,000

CAULDWELL are proud to introduce for sale this modern contemporary apartment, situated within the sought after new development of Fairfields. This light and airy property offered for sale with no upward chain boasts a stunning balcony overlooking an open green. The accommodation briefly comprises; entrance hall, open plan lounge/dining area with a large feature window and a door leading to the balcony, stylish modern kitchen with integrated appliances, two double bedrooms with fitted wardrobes and a bathroom with a shower. Outside there is allocated parking. Energy rating B. Council tax band B.

Fairfields is one of the most recent developments in Milton Keynes and is proving popular with families, as the highly rated Denbigh School has a second campus, Watling Academy, which is situated on the development. The property is located close to the charming market town of Stony Stratford with its traditional high street and a range of local amenities.

COUNCIL TAX BAND

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>.

ENTRANCE HALL

Door from communal hallway. Entry phone system. Radiator. Utility cupboard with plumbing for washing machine. Storage cupboard.

OPEN PLAN LIVING/KITCHEN/DINER

LIVING AREA 13'6" x 12'9" (4.13 x 3.89)

Double glazed window to front and side. Double glazed door to front leading to balcony. Radiator. Television point. Telephone point. Double storage cupboard.

KITCHEN/DINER 11'0" x 8'11" (3.36 x 2.73)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces and under unit lighting. Sink drainer. Electric oven, four ring hob and extractor over. Integral fridge freezer and dishwasher Wall mounted combination boiler.

BEDROOM ONE 11'8" x 12'7" (3.58 x 3.86)

Double glazed window to rear. Radiator. Built in double wardrobe Fitted chest of drawers.

BEDROOM TWO 15'6" max 9'10" min x 8'8" max (4.73 max 3m min x 2.65 max)

Double glazed window to rear Radiator. Built in double wardrobe.

BATHROOM

Double glazed window to side. Three piece suite comprising bath with mains shower over, close coupled wc and wash hand basin. Electric shaver point. Heated towel rail. Extractor fan. Fitted storage cupboard.

BALCONY

To front over looking green with glass balustrade and decked floor.

OUTSIDE

One allocated parking space in residents parking to rear. Access to four visitors spaces.

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.

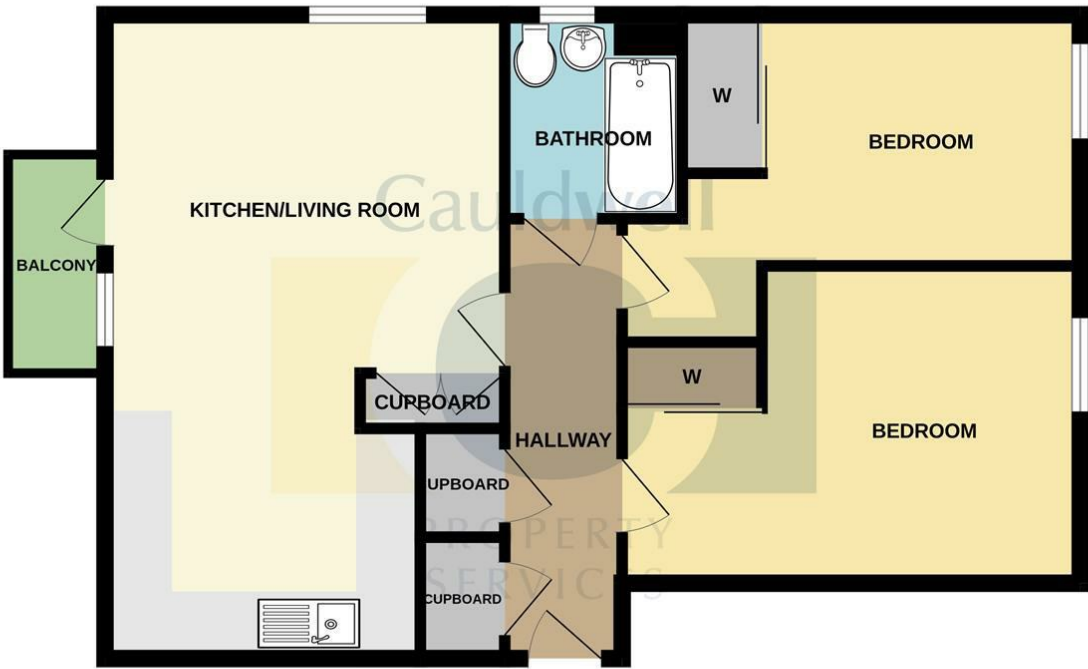
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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

Lease Information

The property is leasehold. The ground rent is £300 per annum. The Service charge is being revised at the time of producing details and is expected to be around £1,400 per annum. The information is a guide only and has not been verified and must be confirmed by your solicitors before proceeding to purchase .

Floor Plan

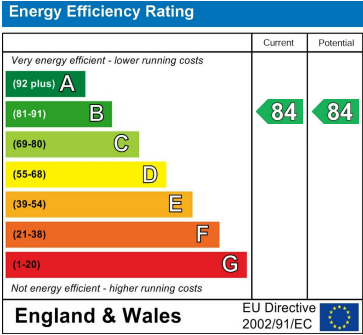


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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