



# Cauldwell

PROPERTY SERVICES



## 30 Hamilton House Lonsdale

Wolverton, Milton Keynes, MK12 5FL

Offers Over £200,000



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## ENTRANCE HALL

Composite door from communal hallway. Radiator. Large storage cupboard with light housing combination boiler.

## OPEN PLAN KITCHEN/DINING/LIVING SPACE

24'7" x 8'1" (7.51 x 2.48)

## LIVING AREA

Double glazed window to front. Radiator. Television and internet connection points. Two radiators.

## KITCHEN AREA

Fitted range of wall and base units with worksurfaces. Under cupboard lighting. Stainless steel sink drainer unit with mixer tap. Electric oven, four ring hob and extractor hood. Space for fridge freezer. Plumbing for washing machine.

## BEDROOM ONE

13'4" x 7'1" (4.08 x 2.16)

Double glazed window to front. Radiator.

## BEDROOM TWO

13'4" x 8'7" (4.08 x 2.64)

Double glazed window to front. Radiator.

## BATHROOM

Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close coupled wc with recess cistern. Heated towel rail. Extractor fan. Tiled walls and flooring. Electric shaver point. Fitted mirror.

## OUTSIDE

One allocated parking space in residents car park, with shutters for security.

## Lease Information

The vendor has informed us that there is 107 years remaining on the 125 year lease. The Service charge is £2,470 per annum. This information has not been verified and must be confirmed before proceeding to purchase.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

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.

**MORTGAGE & FINANCIAL** - The Mortgage Store

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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



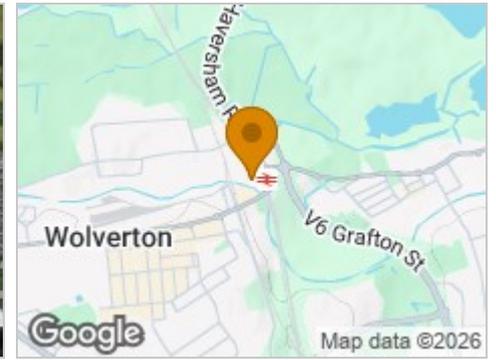
## Road Map



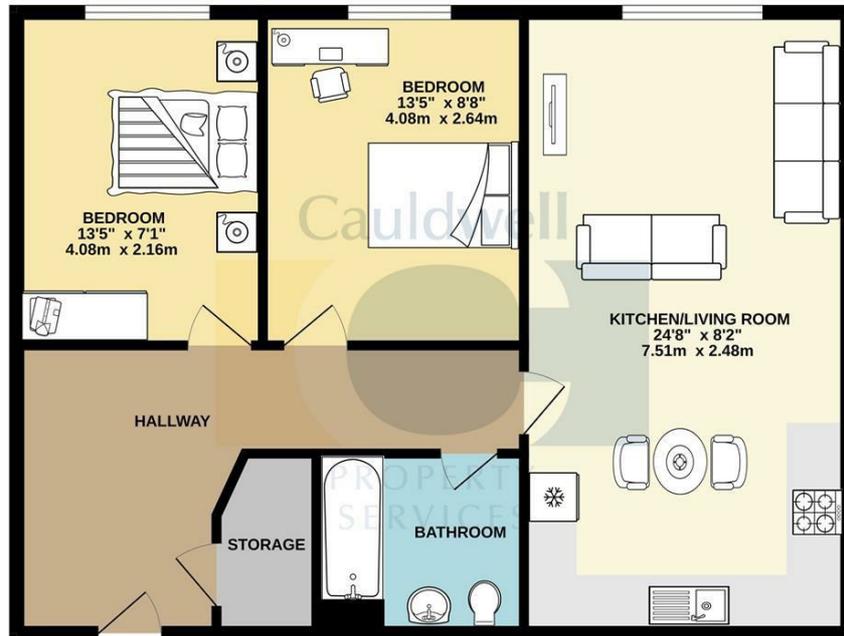
## Hybrid Map



## Terrain Map



## Floor Plan

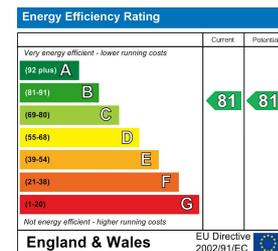


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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