Cauldwell

PROPERTY SERVICES

9 Newmans Courtyard Main Road, Milton Keynes, MK17 0JR

£155,000

Located in the heart of the picturesque village of Drayton Parslow, this well-presented two-bedroom ground floor maisonette offers an excellent opportunity for first-time buyers and investors alike.

Drayton Parslow sits within the desirable Aylesbury Vale area and provides superb transport connections, with the A5 just a short drive away and convenient access to mainline train stations serving Milton Keynes and Leighton Buzzard. The village itself enjoys a charming setting while remaining well connected to major road networks and surrounding towns.

The accommodation comprises a welcoming entrance hall leading to two bedrooms and a fitted bathroom. The main living space is a bright and comfortable living and dining room, which flows through to a small fitted kitchen, creating a practical and sociable layout.
Externally, the property benefits from beautifully maintained communal gardens, allocated parking, and additional visitors' parking.

Offered to the market with a complete upper chain consisting of just one other property, this home presents a smooth and straightforward buying opportunity. Combined with low monthly service charges, it represents an ideal first home or a fantastic investment purchase in a highly desirable village location.

Energy rating: tbc
Council tax band: B

ENTRANCE HALL
Door to front . Electric heater. Door to bedrooms, bathroom and living room/dining room.

LIVING/DINING ROOM 13'1" x 12'3" (4.01 x 3.74)
Two double glazed windows to front. Television and fibre internet points. Airing cupboard. Door to kitchen.

KITCHEN 6'8" x 5'1" (2.05 x 1.57)
Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Fitted shelving. Electric oven and hob with extractor hood over. Plumbing for washing machine. Wall mounted heater.

BEDROOM ONE 9'6" x 9'3" (2.90 x 2.82)
Double glazed window to front. Built in wardrobes with mirrored sliding doors. Electric heater.

BEDROOM TWO 8'8" x 8'1" (2.65 x 2.47)
Double glazed window to side. Electric heater.

BATHROOM
Three piece suite comprising bath with electric shower over, wash hand basin and close coupled wc. Electric heater. Extractor fan.

OUTSIDE
Lawned and flowered communal garden. Allocated parking for one car. Visitor parking available.

LEASE DETAILS
Vendor advised of a 125 year lease. £100 a year ground rent. £1080 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.

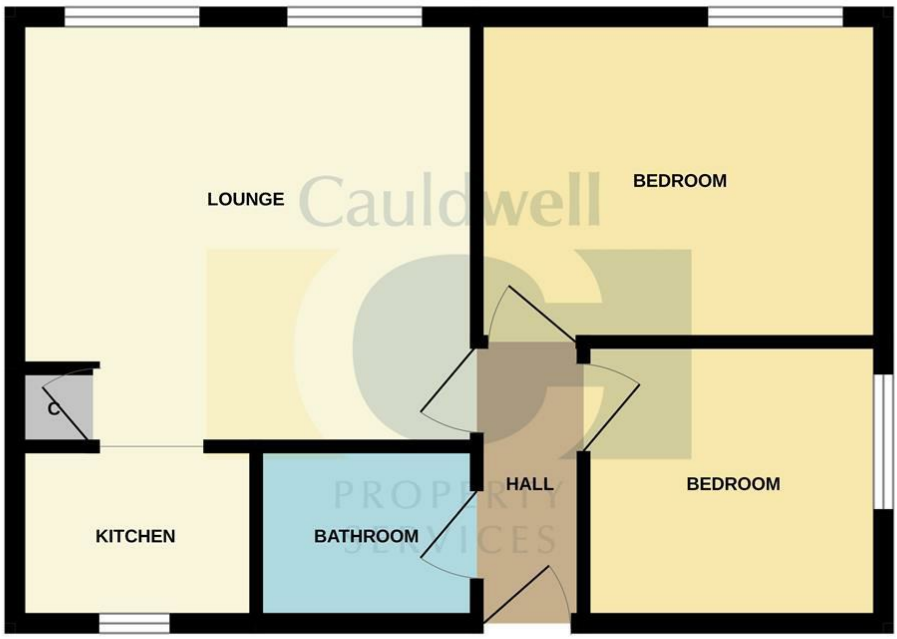
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

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.

Floor Plan



TOTAL FLOOR AREA : 452sq.ft. (42.0 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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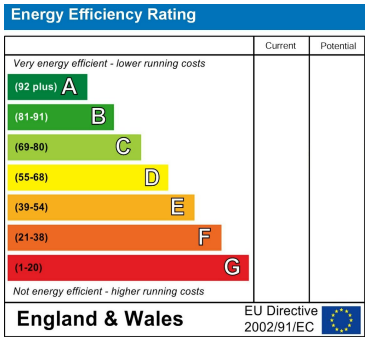
Area Map

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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