

Cauldwell

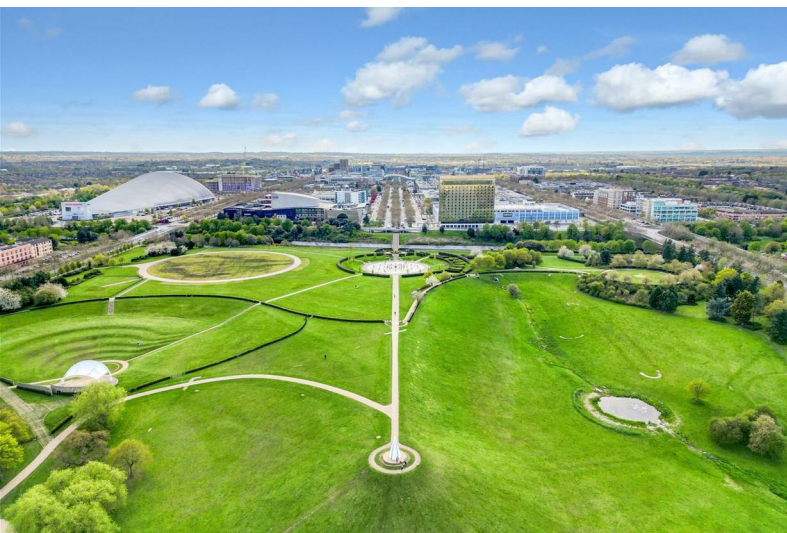
PROPERTY SERVICES



61 Sapphire House

The Vizion, Milton Keynes, MK9 2FH

Offers Over £275,000



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ENTRANCE HALL

Entrance door and video entry system. Doors to kitchen/diner/living room. Door to bedrooms and bathroom. Storage cupboard.

KITCHEN AREA

12'1" x 9'10" (3.7m x 3m)

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Electric hob and oven with extractor fan. Integrated fridge freezer, dishwasher and washing machine.

LOUNGE AREA

11'9" x 9'10" (3.6m x 3m)

Double glazed windows to front. Access to balcony with views of garden and fountain. Television point. Telephone point. Radiator.

MASTER BEDROOM

12'1" x 9'10" (3.7m x 3m)

Double glazed window to front. Built in double wardrobe. Television point. Radiator. Door to ensuite.

REFITTED ENSUITE

Refitted three piece suite comprising shower cubicle with and electric shower, low level wc and wash hand basin. Stone counter and tiling on floor. Extractor fan. Towel rail.

BEDROOM TWO

12'1" x 8'6" (3.7m x 2.6m)

Double glazed window to front. Skimmed ceiling. Radiator.

BATHROOM

Three piece suite comprising panelled bath, low

level wc and wash hand basin. Skimmed ceiling with extractor fan. Heated towel rail.

OUTSIDE

Allocated parking in car park on second level. Access to roof top gardens.

LEASE DETAILS

The seller advises us that there are 134 years left on the lease, the annual ground rent is £250 and annual service charges is £4,296.05. This information has not been verified.

COUNCIL TAX BAND

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

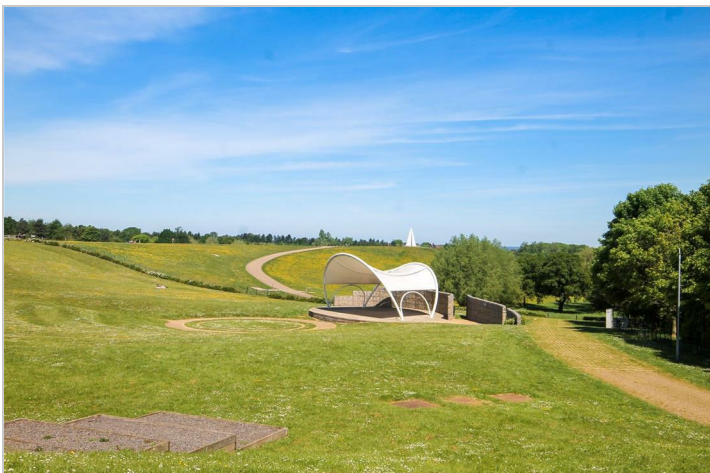
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their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

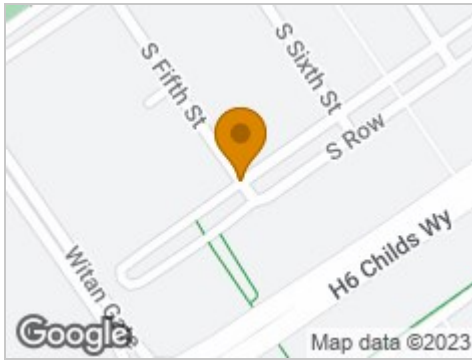
that you have a copy of our approved details before committing yourself to any expense.

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Road Map



Hybrid Map



Terrain Map



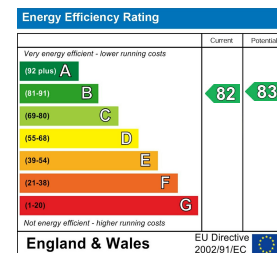
Floor Plan



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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