Cauldwell

PROPERTY SERVICES

2 Barbers Mews, Milton Keynes, MK14 6HS

Offers Over £175,000

FOR SALE – NO UPPER CHAIN - MAISONETTE WITH GARAGE
Two-Bedroom Maisonette | Immaculate Condition | Garage & Garden Area
** RENTAL YEILD 6.6% - £0 Ground Rent **

Cauldwell Property Services are excited to offer for sale this immaculate two-bedroom maisonette located in the popular area of Neath Hill, Milton Keynes — a well-established neighbourhood with great local amenities, green spaces, and easy access to the City Centre.

The property features:
- Two generous double bedrooms
- Spacious lounge/dining room
- Stylish re-fitted kitchen with modern fittings
- Contemporary re-fitted bathroom

ENTRANCE
Two storage cupboard by front door, one housing gas/electric meter. Stairs to first floor. Coving to skimmed ceiling.

FIRST FLOOR LANDING
Doors to all rooms. Built in cupboards. Airing cupboard housing combination boiler. Utility cupboard housing plumbing for washing machine and space for tumble dryer.

LOUNGE/DINING ROOM 19'9" x 11'3" (6.03 x 3.44)
Dual aspect room with box bay double glazed window to front and double glazed window to side. Two radiators. Coving to textured ceiling. Opening to kitchen.

KITCHEN 7'9" x 5'10" (2.38 x 1.79)
Fitted with a range of soft close wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Washing machine and tumble dryer. Splash back tiling. Double glazed window to side. Tiled flooring. Coving to textured ceiling.

BEDROOM ONE 11'3" x 11'3" (3.45 x 3.44)
Double glazed window to front. Radiator. Coving to textured ceiling.

BEDROOM TWO 11'6" x 7'6" (3.51 x 2.30)
Double glazed window to front. Radiator. Coving to skimmed ceiling.

BATHROOM
Three piece suite comprising panneled bath with shower over and shower screen. Low level w.c. Wall mounted wash hand basin with mixer tap. Extractor.

SINGLE GARAGE
Up and over door.

GARDEN
Small paved garden area with wooden fence surround. Service door from garage to garden area.

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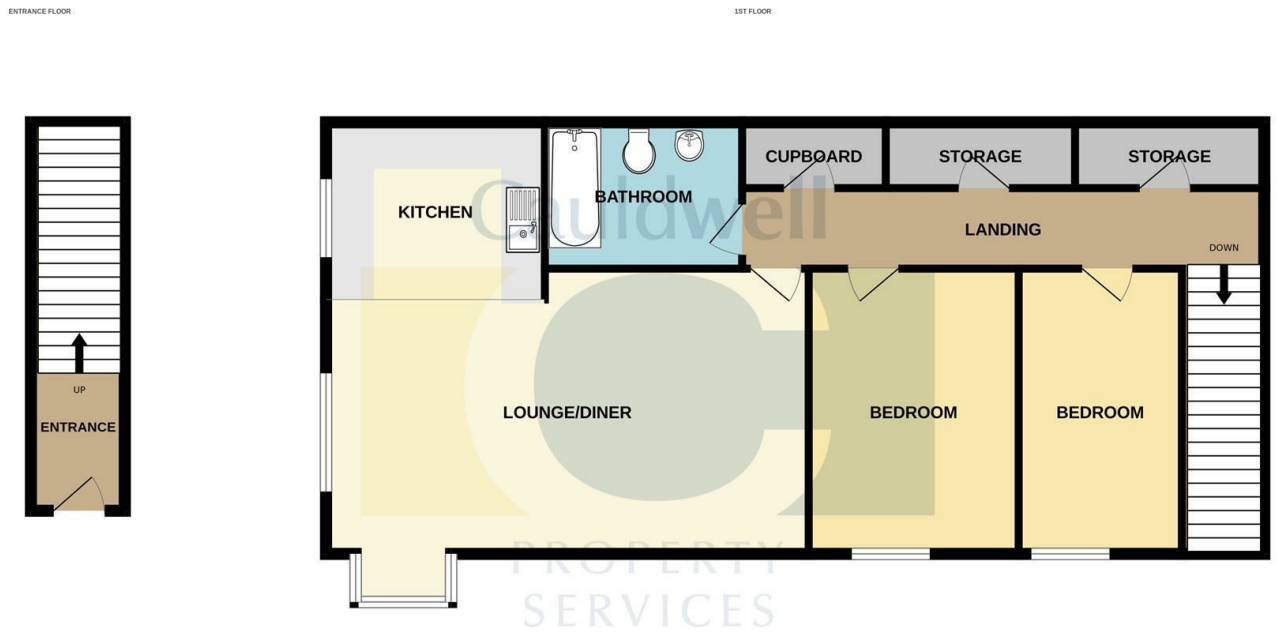
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Lease Information
The vendor has informed us that there are 81 years remaining on the 125 year lease. The ground rent is £0 per annum. The Service charge is £732.12 per annum. This information has not been verified and must be confirmed 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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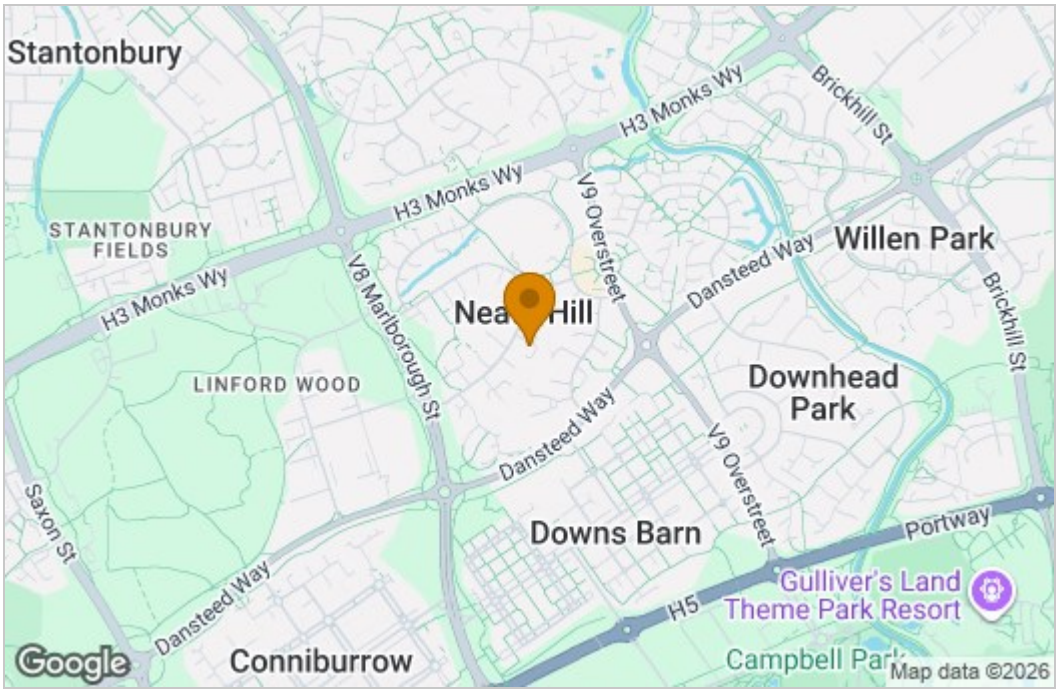
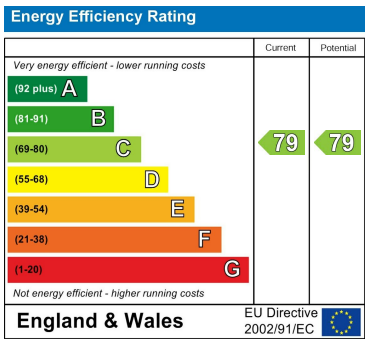
Area Map



Energy Efficiency Graph



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.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk