Cauldwell

PROPERTY SERVICES

7 Postel House 9 Atlas Way

Oakgrove, Milton Keynes, MK10 9SJ

£250,000

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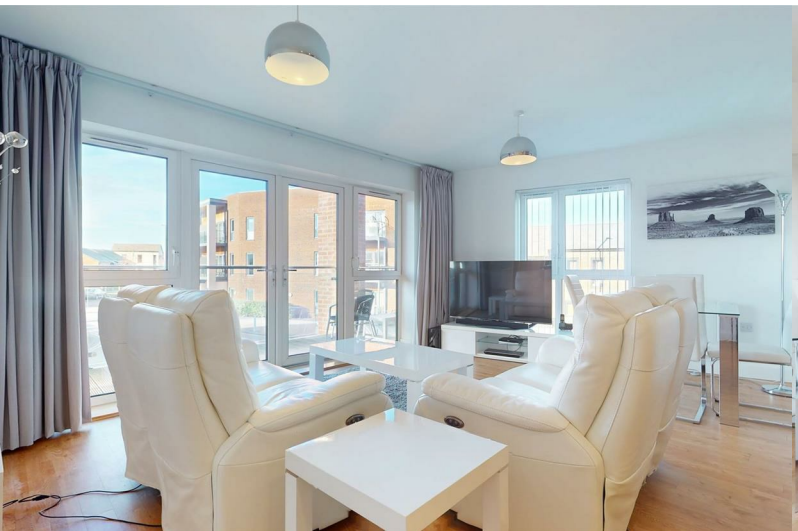

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ENTRANCE HALL

Entrance door from communal hall. Secure entry phone system. Electric heater. Utilities cupboard housing megaflow cylinder an plumbing for washing machine,

LIVING/DINING ROOM

18'1" x 12'7" (5.52 x 3.84)

Double glazed windows to side and double glazed French doors and windows to front leading to balcony. Two eletric heaters. Television and internet points. Opening to kitchen.

BALCONY

Off living room. Wrought iron railings to front. Decking and glass balustrades.

KITCHEN

7'11" x 7'10" (2.43 x 2.41)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven,. hob and extractor hood. Integral fridge freezer and dishwasher. Under cupboard lighting

BEDROOM ONE

11'3" x 11'0" (3.44 x 3.36)

Double glazed window to side. Electric heater. Fitted wardrobes. Door to ensuite.

ENSUITE

Double shower cubicle with electric shower. Wash hand basin and close coupled wc. Heated towel rail. Shaver point. Extractor fan. LED lighting.

BEDROOM TWO

12'9" x 9'3" (3.91 x 2.82)

Double glazed corner window with front and side aspects. Electric heater and fitted wardrobes

.

BATHROOM

Three piece suite comprising bath with mixer tap and shower over with glass shower screen, wash hand basin and close coupled wc, Heated towel rail. LED lighting. Extractor fan.

PARKING

One allocated parking space in residents car part at rear with additional spaces available.

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 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

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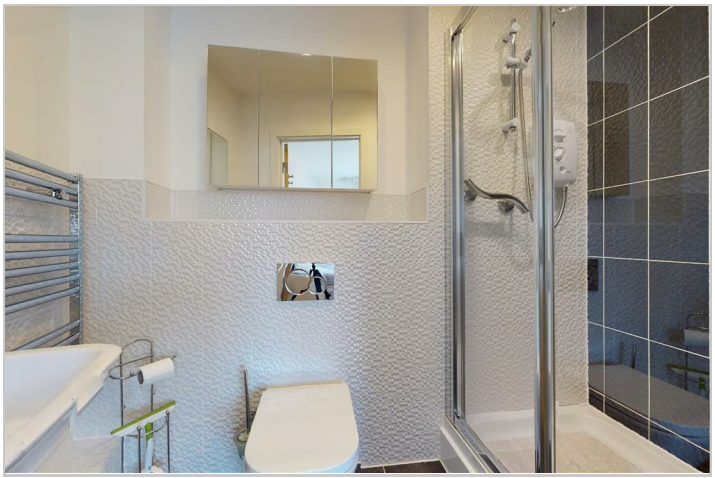
request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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.

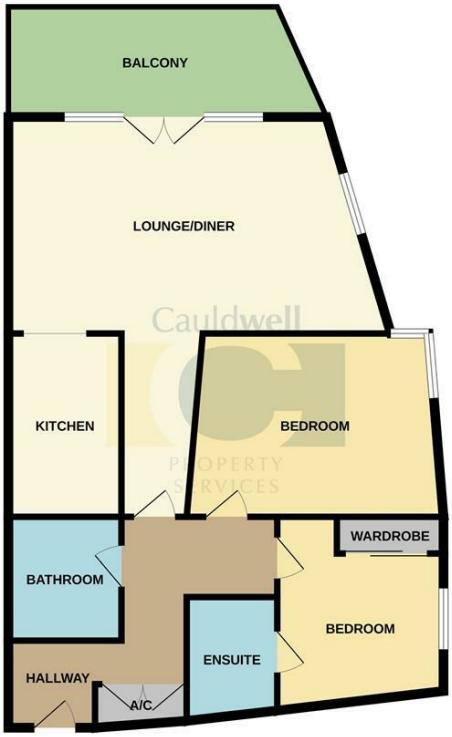


Road Map

Hybrid Map

Terrain Map

Floor Plan



TOTAL FLOOR AREA : 786sq.ft. (73.0 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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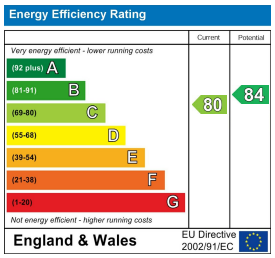
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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