



Cauldwell

PROPERTY SERVICES



8 Clipstone Brook Way, Milton Keynes, MK10 9QW

£199,995

**** RENTAL YEILD 6.9% ** CAULDWELL** are pleased to offer for sale this two double bedroom first floor maisonette with **OPEN VIEWS TO FRONT ASPECT**, and two **JULIET BALCONIES**. The accommodation comprises; entrance hall, stairs to first floor, lounge/dining room with archway to the fitted kitchen, two well proportioned bedrooms with fitted wardrobes and Juliet Balconies and a bathroom with shower,. Outside there is allocated parking to rear. The property benefits from being available with no upward chain. Energy Rating: C. Council tax band: B - Taking into account the ground rent (at £165) and service charge (at £1381), this represents a yeild of 6.9% with a rental income of £1295 pcm

Broughton is situated to the East of Milton Keynes, within easy access of both junction 13 and 14 M1 motorway. The area features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots, amongst other high street shops and food centres. Willen Lake is within a short driving distance, as is Central Milton Keynes shopping centre and Train Station.

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor.

FIRST FLOOR LANDING

Doors to all rooms.

LIVING/DINING ROOM 18'4" x 10'9" (5.59 x 3.29)

Double glazed French doors. Radiator. Archway to kitchen.

KITCHEN 7'1" x 6'11" (2.165 x 2.122)

Fitted with a range of wall and base units. Work surfaces incorporating a one and a half stainless steel sink and drainer with mixer tap. Integrated oven with four ring gas hob and extractor over. Splash back tiles. Double glazed window.

BEDROOM ONE 14'9" x 10'8" (max) (4.502 x 3.272 (max))

Double glazed French door to juliet balcony. Fitted wardrobe. Radiator.

BEDROOM TWO 13'0" x 10'8" (max) (3.978 x 3.272 (max))

Double glazed French door to juliet balcony. Fitter wardrobe. Radiator.

BATHROOM

Three piece suite. panelled bath with shower attachment and glass screen. Low level wc, wash hand basin. Tiled walls.

FRONT GARDEN



Path leading to front door.

LEASE DETAILS

Vendor advised - 125 year lease with 102 years remaining. £165 annual ground rent. £1,381 annual service charge. Details not verified.

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

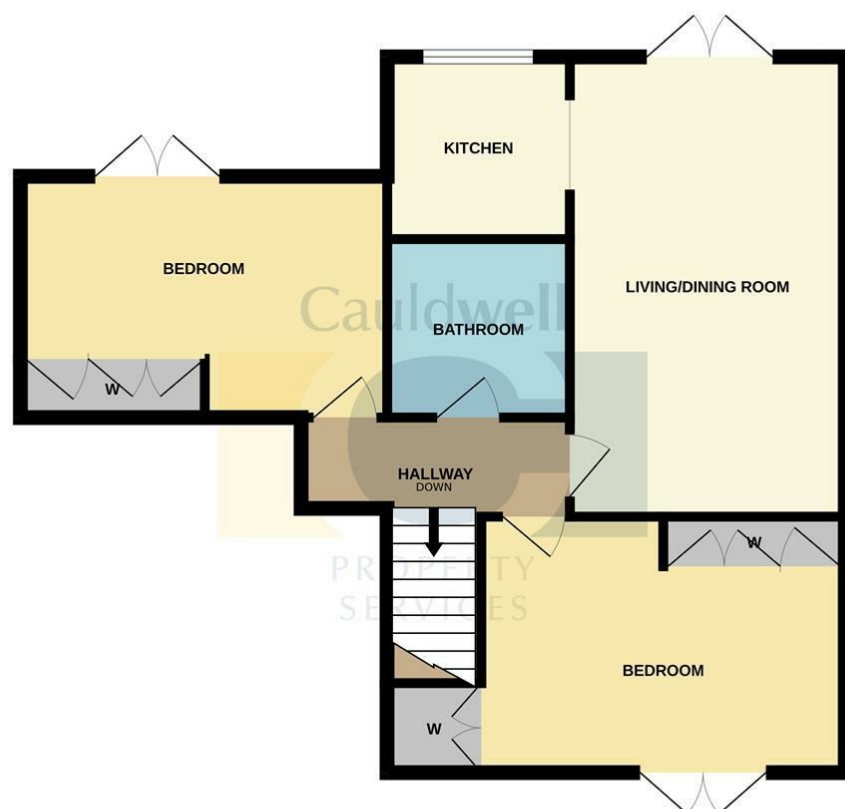
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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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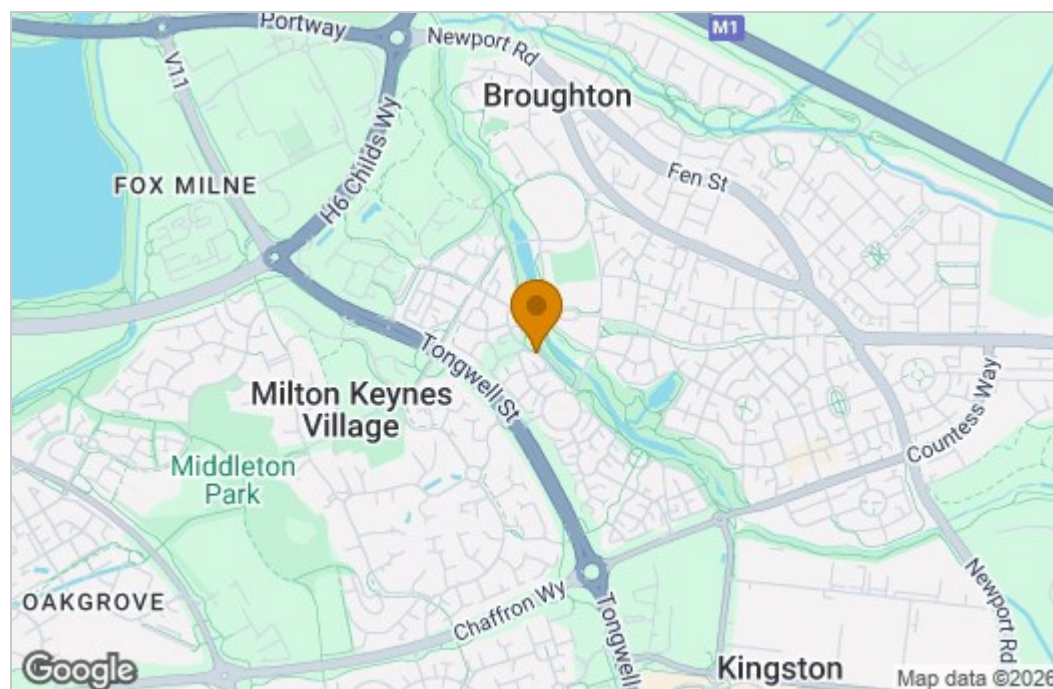
Floor Plan



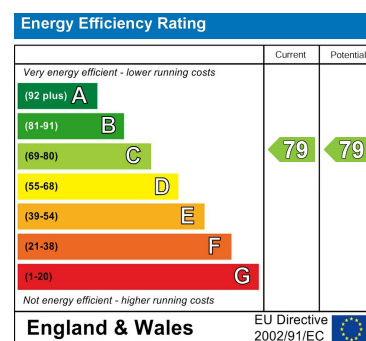
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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