Cauldwell

PROPERTY SERVICES

2 Kelling Way, Milton Keynes, MK10 9NW

£215,000

This beautifully presented ground floor apartment, is offered for sale with no upward chain. AN EXCELLENT OPPORTUNITY FOR A FIRST-TIME BUY OR AS AN INVESTMENT WITH A POTENTIAL RENTAL INCOME £1295pcm AND A YIELD OF APPROXIMATELY 7.06% *

A modern two double bedroom apartment located within close proximity to the M1 motorway, Magna Park and Kingston Shopping Centre. This wonderful home is well proportioned and the accommodation briefly comprises: communal entrance hall via intercom access, entrance hall, two DOUBLE bedrooms with quality flooring, bathroom with shower, kitchen with appliances and lounge/dining room with wood flooring and two storage cupboards. Outside there is a brick built carport for one car. No upper chain.

Broughton is situated to the East of Milton Keynes, with convenient access to both junctions 13 and 14 of the M1. The Local Centre provides everyday amenities, with Kingston Centre nearby offering a Tesco superstore and other high street shops and restaurants. Willen Lake, Central Milton Keynes shopping centre, MK Gallery, Theatre, and Train Station (with frequent 35-minute trains to London Euston) are also within easy reach.

Council tax band: B
Energy rating: C
* Yield calculated before additional charges, i.e service charges and maintenance costs

ENTRANCE HALL
Entrance through front door into entrance hall via communal area and security intercom. Doors to all rooms. Radiator.

LIVING/DINING ROOM
Two double glazed window. Two radiators.

KITCHEN
Double glazed window. Kitchen fitted with a range of wall and base units. One and a half stainless steel sink and drainer with mixer tap. Built in oven, Electric hob with extractor over. Plumbing for washing machine, space for fridge/freezer. Wall mounted boiler.

BEDROOM ONE
Three double glazed windows. Radiator.

BEDROOM TWO
Double glazed window. Radiator.

BATHROOM
Frosted double glazed window to front. Panelled bath with shower over. Toilet. Pedestal wash hand basin with mixer tap.

OUTSIDE
Brick built carport for one car.

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.

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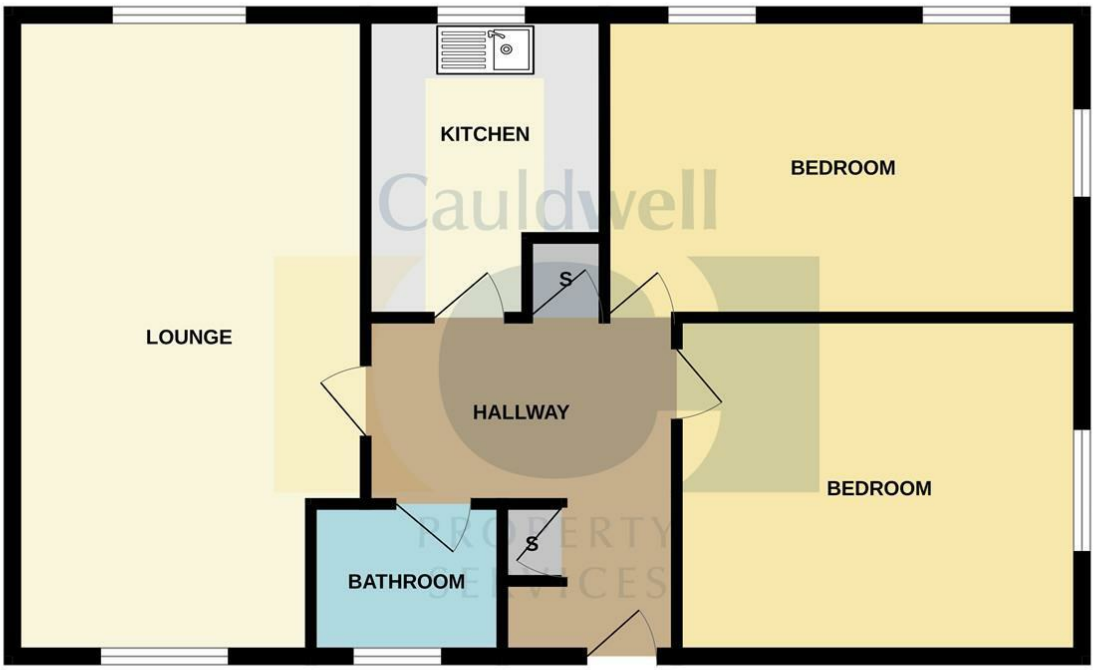
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

Floor Plan



TOTAL FLOOR AREA : 764sq.ft. (71.0 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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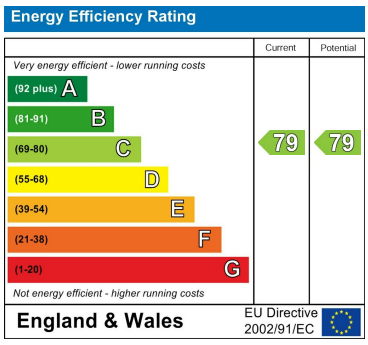
Area Map

Energy Efficiency Graph



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