

Cauldwell

PROPERTY SERVICES



Flat 5 69 Millward Drive, Milton Keynes, MK2 2DB

£179,995

CAULDWELL are delighted to offer for sale a spacious two bedroom second floor apartment, offering views over the River Ouzel and countryside (within close proximity to the Grand Union Canal). Accommodation briefly consists entrance hall, lounge dining room, kitchen two double bedrooms and a family bathroom. Outside there is two allocated parking spaces. Council tax band B. Energy Rating B.

ENTRANCE HALL

Entered via communal entrance to front door. Intercom access. Doors to all rooms. Storage cupboard. Radiator.

LIVING ROOM 15'11" x 12'6" (4.85 x 3.81)

Double glazed door to balcony to front. Double glazed windows to front. Two double panelled radiators. Television point. Telephone point. Open to kitchen door to balcony.

KITCHEN 9'0" x 8'0" (2.74 x 2.44)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in oven, four ring gas hob and extractor. Plumbing for washing machine and space for dishwasher. Space for fridge freezer. Splash back tiling. Wall mounted concealed boiler.

MASTER BEDROOM 12'0" x 11'0" (3.66 x 3.35)

Door recess area. Double glazed window to rear. Radiator.

BEDROOM TWO 14'7" x 9'0" (4.45 x 2.74)

Two double glazed windows to rear. Radiator. Telephone point.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Radiator. Part tiled walls. Extractor. Skimmed ceiling.

OUTSIDE

Allocated parking for two vehicles, one being gated secure parking.

LEASE DETAILS

The owner has provided the following lease information, please make sure you verify this information before you commit any monies:

Length of lease - 125 years

Remaining lease - 108 years

Ground rent - £412 PA

Service charge - £1475 per year

Insurance - £351 PA

TOTAL PER CALANDAR MONTH - £185.50

1. Measurements

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.

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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.

3. Mortgage

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.

4. Solicitors

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

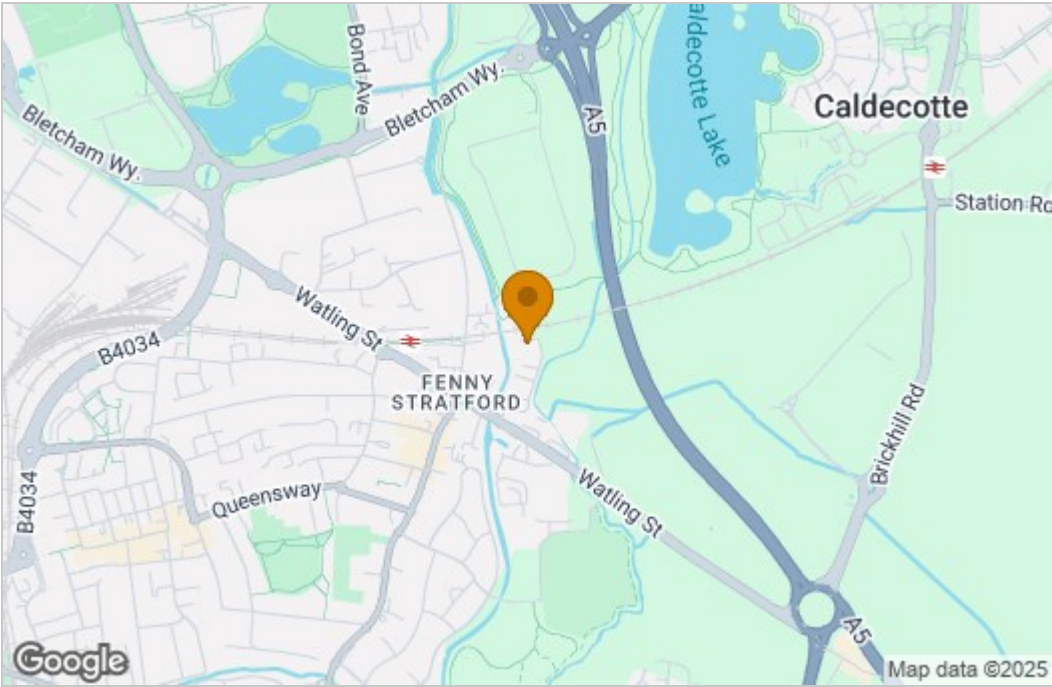
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Floor Plan

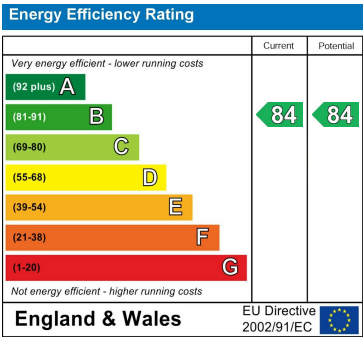


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Area Map



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.