



Cauldwell

PROPERTY SERVICES



36 Lockwood Chase, Milton Keynes, MK4 4ER £220,000

Welcome to this charming maisonette located in the desirable area of Oxley Park. This delightful split-level apartment offers a generous living space of 785 square feet, making it an ideal home for individuals or small families seeking comfort and convenience.

As you enter, you will be greeted by a light and airy reception room, perfect for relaxation or entertaining guests. The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is its fantastic location. Situated close to local shops, you will have easy access to everyday amenities. Additionally, the nearby walks along the edge of Milton Keynes offer a wonderful opportunity to enjoy the great outdoors, making it perfect for those who appreciate nature.

This maisonette comes with the added benefit of parking for two vehicles, ensuring that you and your guests will always have a convenient place to park. Furthermore, the property is offered with no chain, allowing for a smooth and efficient purchase process.

ENTRANCE HALL

Double glazed door to front. Radiator. Stairs to first floor landing.

FIRST FLOOR LANDING

Stairs to second floor landing. Radiator.

KITCHEN/DINER 13'6" x 7'7" (4.13 x 2.32)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven and hob with cooker hood. Integral washing machine. Space for fridge freezer. Wall mounted combination boiler. Radiator.

LIVING ROOM/DINING ROOM 14'2" x 13'7" (4.34 x 4.15)

'L' shaped room

Double glazed window to front. Radiator. Television point. Telephone point.

CLOAKROOM

Double glazed window to rear, close coupled wc, hand wash basin, radiator, storage cupboard. (Scope to convert into a separate shower room).

SECOND FLOOR LANDING

Radiator.

BEDROOM ONE 14'0" x 14'3" max (4.27 x 4.36 max)

into recess

Double glazed window to front. Radiator. Built in wardrobes.

BEDROOM TWO 10'11" x 7'6" (3.34 x 2.31)

Double glazed window to rear. Radiator. Access to loft space.

BATHROOM 7'0" x 6'5" (2.14 x 1.96)

Double glazed window to rear. Three piece suite comprising panelled bath with mains shower over, close coupled wc and wash hand basin. Electric shaver point. Extractor fan. Radiator.

OUTSIDE

Two allocated parking spaces to rear.

Ground rent

The seller is in the process of completing a deed of variation which will cap the ground rent at £250pa rather than the existing £500pa that is being charged

COUNCIL TAX BAND

Council tax band B. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

LEASEHOLD DETAILS

The lease was formed in 2007 on a 125 year term. The service charge per year is £1300 and the ground rent is £500,per year

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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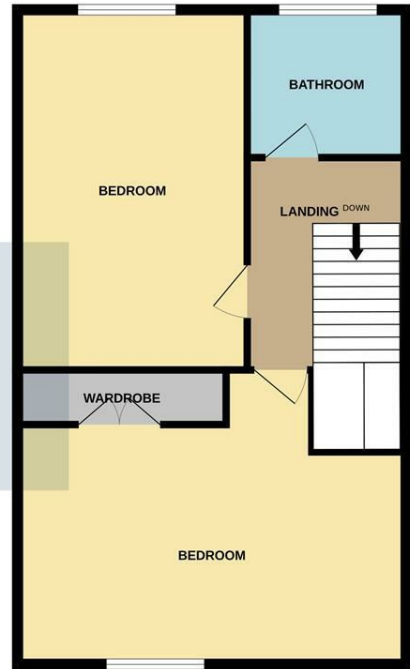
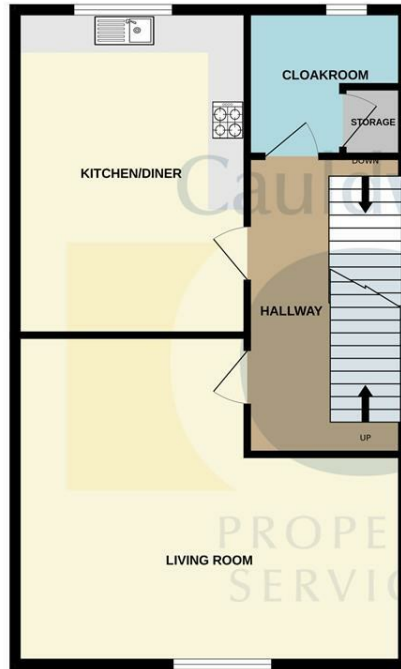
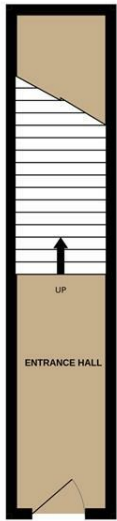
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Floor Plan

ENTRANCE FLOOR

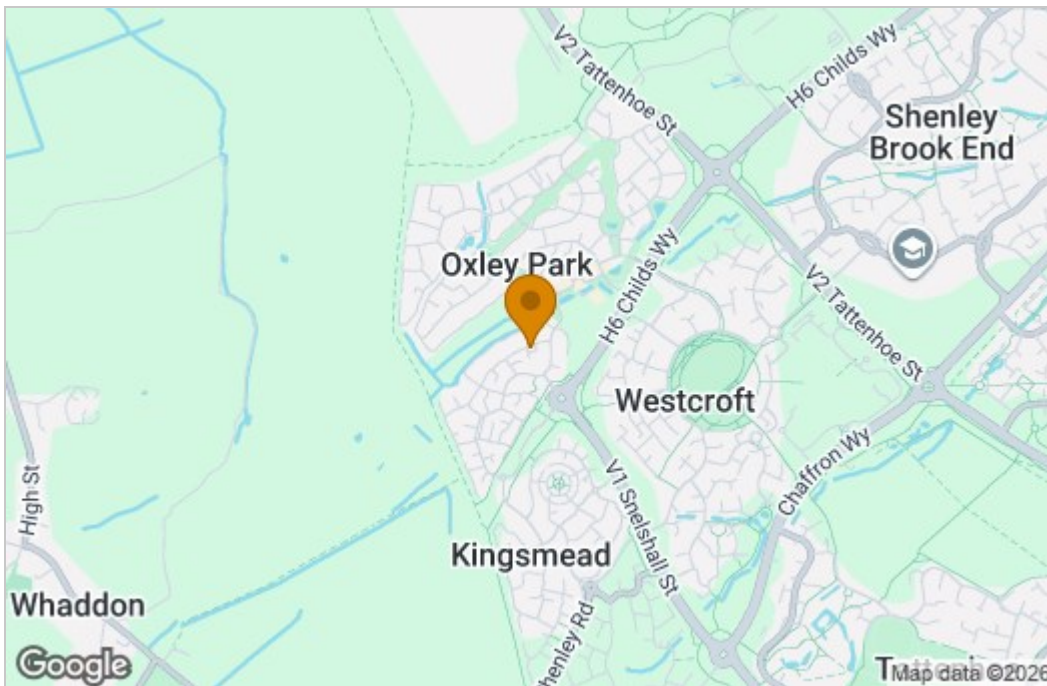
GROUND FLOOR

1ST FLOOR



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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