



Cauldwell

PROPERTY SERVICES



Flat 6 Stephenson House Wetherburn Court, Milton Keynes, MK2 2AF

£41,250

A fantastic opportunity to purchase this well-presented first-floor apartment, available at a 25% shared ownership share. Ideally suited for first-time buyers, the property is offered to the market with a complete upper chain.

The accommodation includes two generously sized double bedrooms, both with fitted double wardrobes, with the main bedroom further benefitting from an en-suite shower room. A modern family bathroom serves the rest of the property. The heart of the home is the spacious open-plan living and dining area, which flows into a well-sized fitted kitchen – perfect for modern living and entertaining.

Outside, the apartment enjoys use of a long-stay car park, with resident permits also available. The location is highly convenient, within walking distance of Bletchley mainline train station and Bletchley Town Centre, offering excellent commuter links alongside a wide range of local amenities.

Presented in good order throughout, this property is ready to move into and should be viewed to be fully appreciated.

Due to there being commercial properties, including food outlets, please consult with your mortgage broker for mortgage options.

ENTRANCE

Front door from inner hallway into entrance hall via entry phone system. Airing cupboard housing combination boiler and additional storage cupboard.

OPEN PLAN LIVING AREA 25'11" x 11'10" (7.91 x 3.61)

Double glazed window to the front. Radiator. TV and internet connection points, Kitchen fitted with a range of wall and base units with work surfaces. Stainless steel sink and drainer with mixer tap. Electric oven and hob with extractor over. Space for fridge freezer/ Plumbing for washing machine. Breakfast bar seating area.

BEDROOM ONE 12'5" x 9'5" (3.79 x 2.88)

Double glazed window to the front. Radiator. Built in mirrored sliding doors. Door to ensuite.

ENSUITE

Shower cubical with mains shower. Low level wc, wash hand basin with mixer tap. Storage cupboard. Radiator. Extractor fan.

BEDROOM TWO 10'4" x 9'4" (3.17 x 2.87)

Additional recess. Double glazed window to the front. Double wardrobe with mirrored sliding doors. Radiator.

BATHROOM

Three piece suite. Bath with mixer tap and shower over with fitted glass shower screen. Low level wc, wash hand basin. Radiator. Extractor fan.

LEASE DETAILS

Vendor advised of 105 years remaining on the lease. Service charge £2552.40 per annum. To be 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 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.

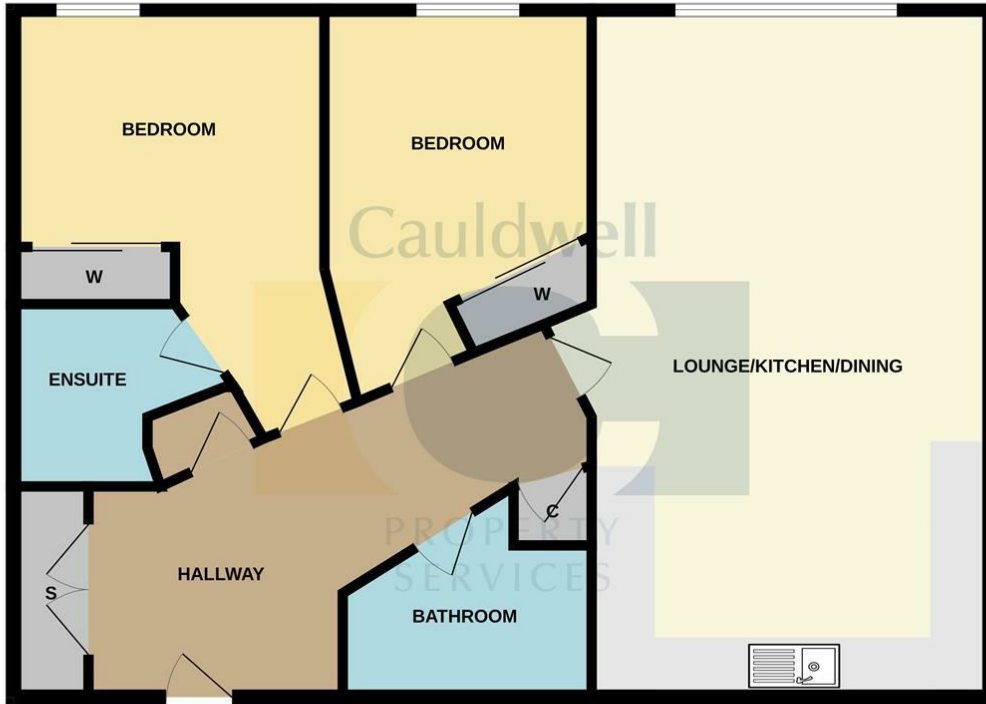
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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.

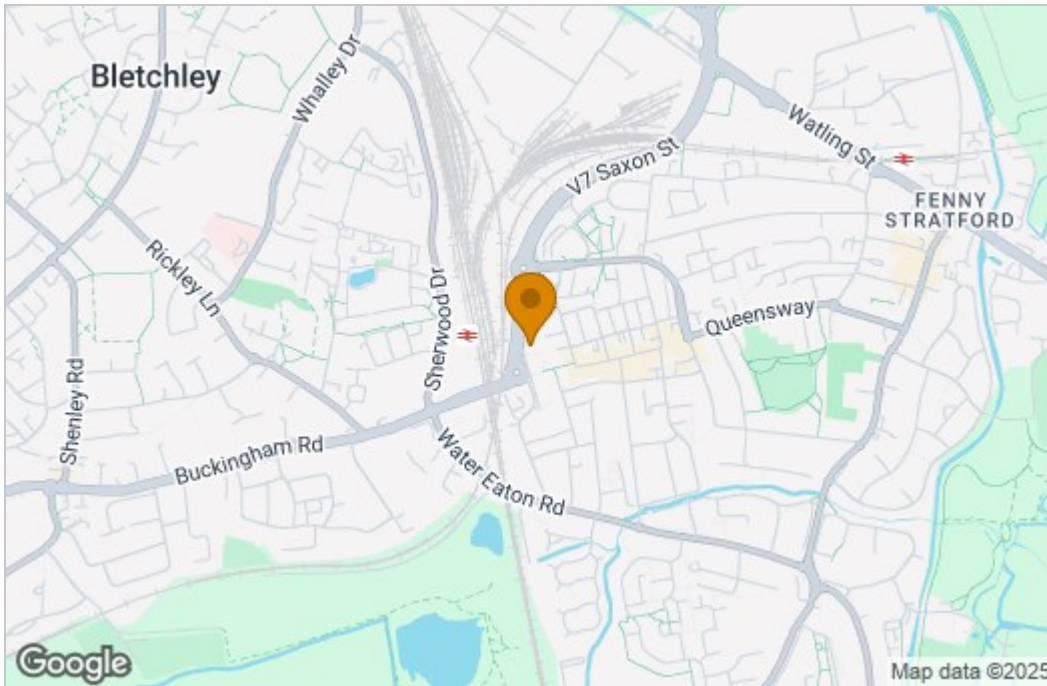
Floor Plan



TOTAL FLOOR AREA : 818sq.ft. (76.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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