



Cauldwell

PROPERTY SERVICES



122 Sakura Walk

Willen Park, Milton Keynes, MK15 9EH

£220,000

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ENTRANCE HALL

Door from communal hallway. Entry phone system. Radiator. Two storage cupboards.

LIVING/DINING ROOM

22'9" x 16'4" max (6.95 x 4.98 max)

Four double glazed windows to front. Double glazed window to side. Two radiators. Television point. Internet point.

RE-FITTED KITCHEN

11'2" x 5'10" (3.41 x 1.79)

Double glazed obscure window to front. Re-fitted with a range of wall and base units with worksurfaces. Sink drainer and mixer tap. Electric oven, four ring hob and extractor hood. Integral fridge. Plumbing for washing machine. Wall mounted combination boiler. Under cupboard lighting. Radiator.

BEDROOM ONE

10'7" x 8'10" (3.25 x 2.71)

Double glazed window to front. Radiator. Television point. Door to ensuite.

ENSUITE

Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Radiator. Shaver point.

BEDROOM TWO

10'1" x 14'0" max (3.09 x 4.27 max)

Double glazed window to rear. Radiator. Television point.

BATHROOM

Three piece suite comprising bath with mixer tap

and shower over, fitted glass screen. wash hand basin and close coupled wc. Shaver point. Extractor fan. Radiator.

OUTSIDE

Allocated parking for one vehicle with visitor spaces.

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.

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.

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.

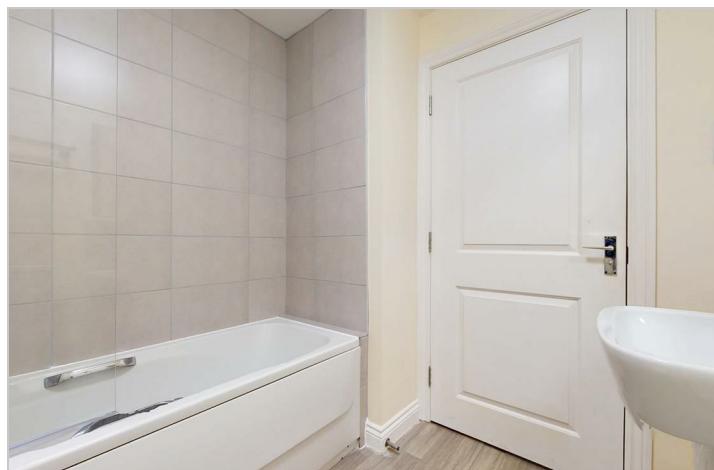
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

LEASE DETAILS

Service charges £1423 pa

Ground rent: £292 pa

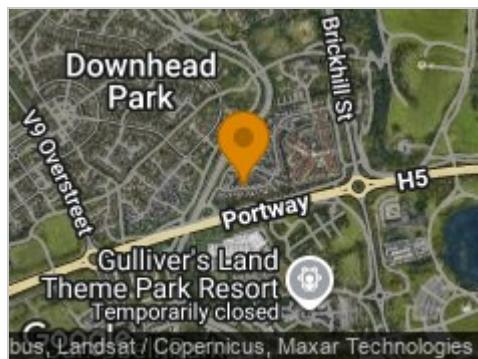
Length of lease: 108 years remaining



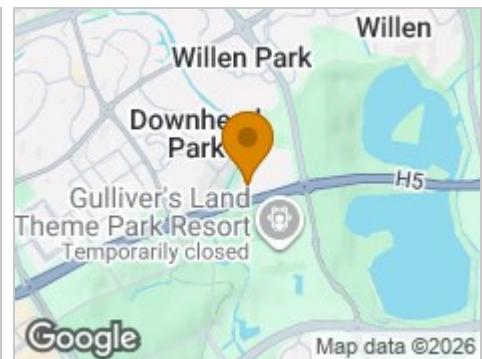
Road Map



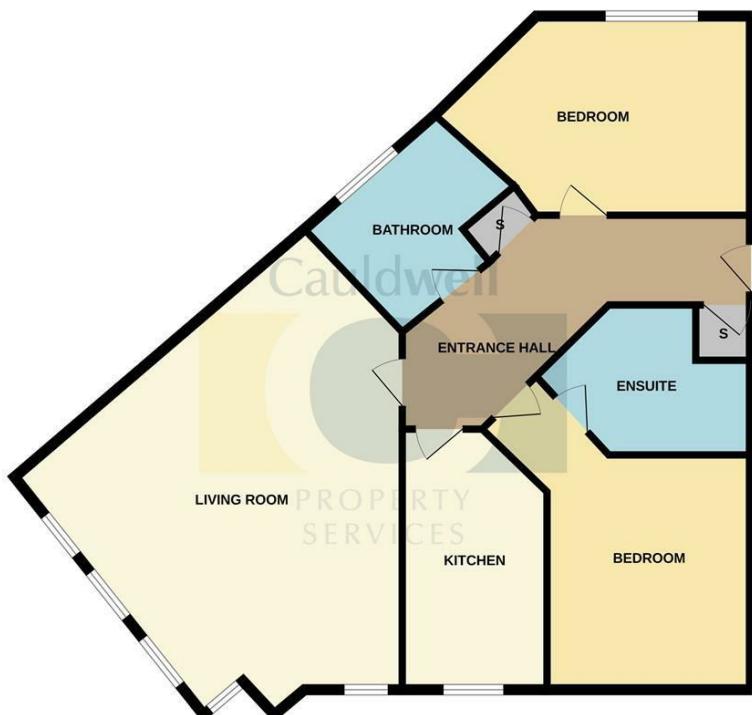
Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA : 732sq.ft. (68.0 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 feature and/or appliance mentioned are taken for information purposes only. Any dimensions or measurements provided are 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 condition can therefore be given.
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Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.