Cauldwell

PROPERTY SERVICES

# 17 Norden Mead, Milton Keynes, MK7 7FE

## £230,000

CAULDWELL are delighted to offer to offer for sale this two bedroom SPLIT LEVEL MAISONETTE in the sought after of location of Walton which benefits from gas central heating and double glazing. This rarely available property briefly comprises; entrance hall and UTILITY ROOM. On the first floor there is a lounge/dining room, stylish open plan kitchen, two well proportioned sized bedroom and bathroom with a shower. Outside there is allocated parking for two cars. Energy rating: C. Council Tax Band B.

Situated in the South East corner of Milton Keynes . this development is a popular area within a short walk of Caldecotte lake, and with a variety of local shops as well as fantastic schools nearby. There is also good access to J13 of the M1 and Kingston district centre which is 2 miles away.

140 years left on the lease.
£175pa ground rent.
£1000pa service charges.
* Yield calculated before additional charges, i.e service charges and maintenance costs
Council tax band: B
Energy rating: C

## ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor. Opening to utility room.

## UTILITY ROOM
Two double glazed windows to the rear aspect. Base units with worksurfaces. Integrated washing machine. Wall mounted combination boiler.

## OPEN PLAN KITCHEN/LIVING ROOM
Two could glazed windows to the front aspect. One double glazed window to the rear. aspect. Three radiators.
Kitchen fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Integrated oven, gas hob with extractor over. Space for fridge freezer.

## BEDROOM ONE
Double glazed window to the rear aspect. Triple built in sliding door wardrobe. Radiator.

## BEDROOM TWO
Double glazed window to the front aspect. Radiator.

## BATHROOM
Panelled bath with shower attachment and glass shower screen. Low level wc, wash hand basin with mixer tap. part tiled walls. Radiator. Frosted double glazed window to the rear aspect.

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.

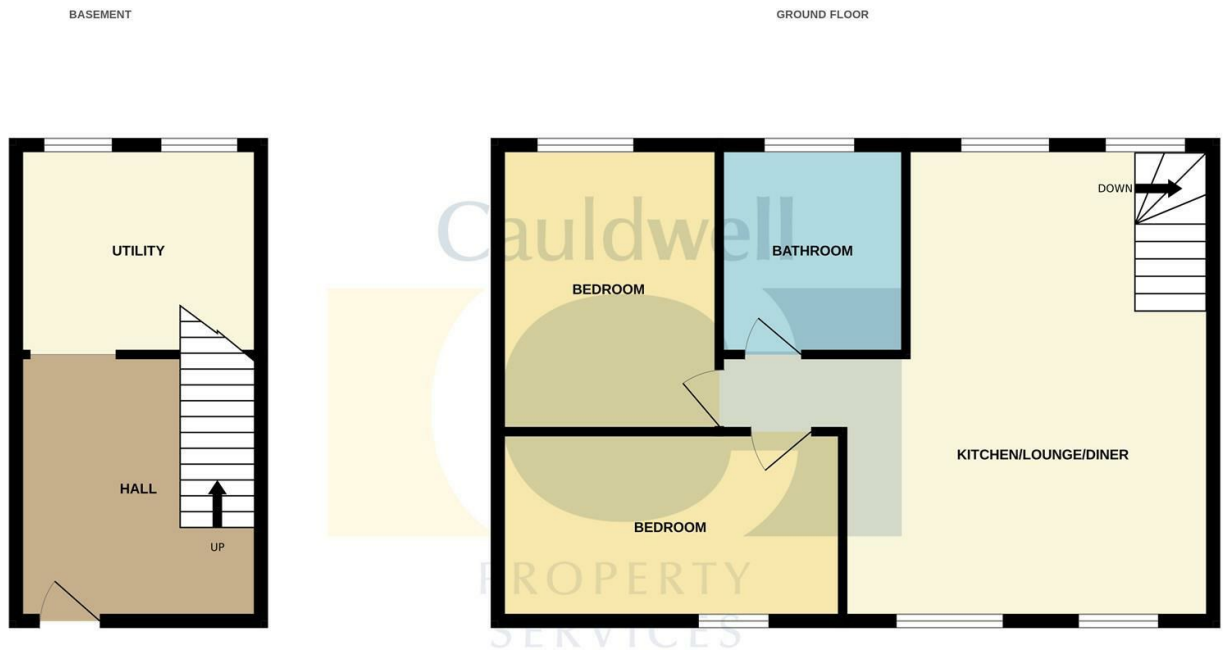
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

## Floor Plan

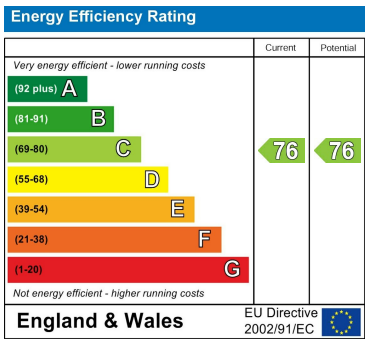



TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.

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.
Made with Metropix ©2025

## 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.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk