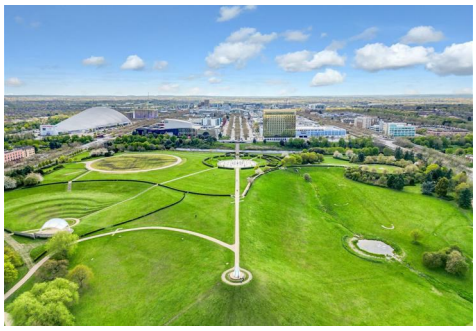
Cauldwell

PROPERTY SERVICES



76 Albion Place, Milton Keynes, MK9 4AB

£129,950

CAULDWELL are pleased to offer for sale a modern second floor apartment, situated within Central Milton Keynes (short walk to the main line train station, Cambpell Park and the shopping centre). Accommodation comprises; entrance hall, open plan lounge dining area with a fitted kitchen bedroom and a fitted bathroom. Outside there is residents parking. Energy rating E. Council tax B.

ENTRANCE

Entrance through communal area to entrance hall. Intercom access. Doors leading to all rooms. Wall mounted heater. Airing cupboard.

LIVING ROOM 15'6" x 10'6" (4.74 x 3.22)

Double glazed window to the rear. Wall mounted heater. Opening through to kitchen.

KITCHEN 6'1" x 9'9" (1.86 x 2.98)

Fitted kitchen. Fitted with a range of wall and base units. Roll top work surfaces incorporating sink and drainer with mixer tap, oven, four ring hob and extractor over. Plumbing for washing machine, space for under counter fridge. Splash back tiles.

BEDROOM ONE 12'2" x 8'7" (3.71 x 2.62)

Double glazed window to the rear. Wall mounted heater.

BATHROOM

Three piece suite. Shower bath with mixer tap and wall mounted shower. Tiled walls, tiled floor. Chrome towel rail. Shaver point. Extractor.

ALLOCATED PARKING SPACE

Lease Information

The vendor has informed us that there is 71 years remaining on the 99 year lease. The ground rent is £0 per annum. The Service charge is £130.57 per month. This information has not been verified and must be confirmed before proceeding to purchase.

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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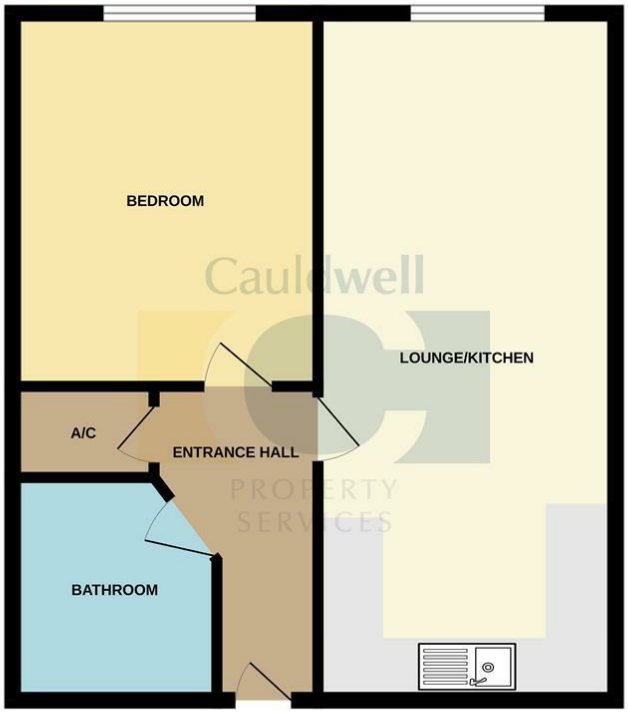
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan



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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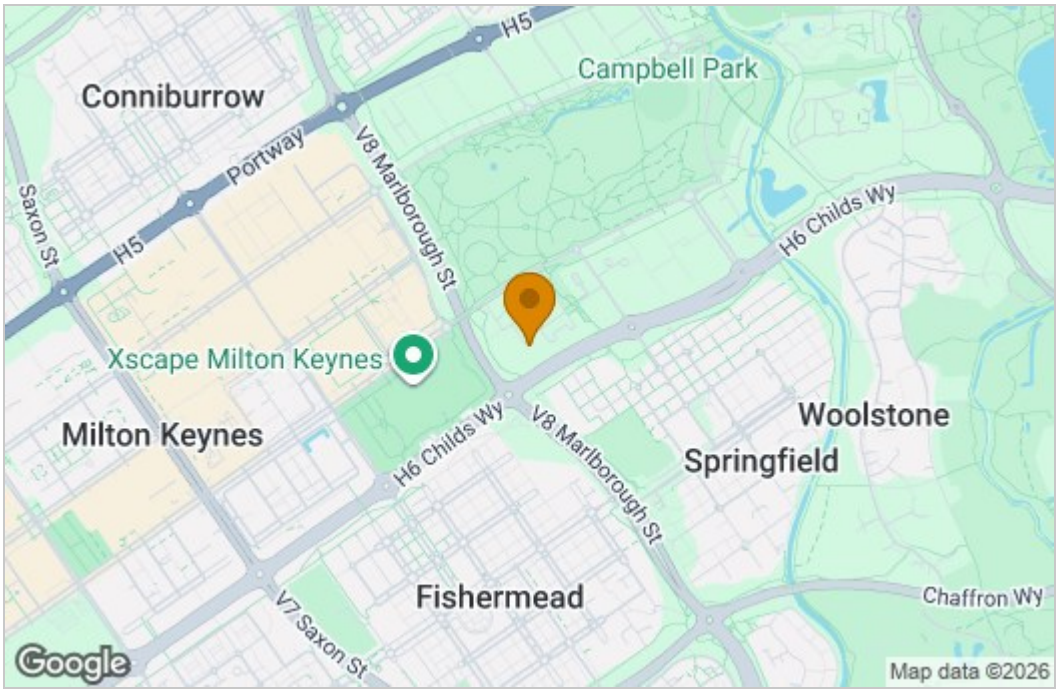
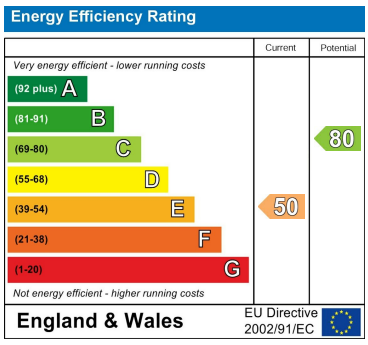
Area Map



Energy Efficiency Graph



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.

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