



# Cauldwell

PROPERTY SERVICES



## 85 Pearl House

The Vizion, Milton Keynes, MK9 2FP

£249,995



# 85 Pearl House

The Vizion, Milton Keynes, MK9 2FP

£249,995



## ENTRANCE HALL

Storage cupboard. Doors to all rooms.

## KITCHEN

Fitted with a range of wall and base units with work surface incorporating a stainless steel sink with a mixer tap and cutlery drainer. Fitted oven and hob with extractor fan. Integrated dishwasher, washer dryer and fridge freezer. Tiled splash back.

## OPEN PLAN LIVING AREA

Double glazed window. Television point. Door to balcony.

## PRINCIPLE BEDROOM

Double glazed window. Radiator. Double bed with bedside cabinet. Wardrobe. Drawers.

## EN-SUITE SHOWER ROOM

Three piece suite comprising; shower cubicle with shower, low level wc and wash hand basin. Heated towel rail. Tiled splash back. Shaver point.

## BEDROOM TWO

Double glazed window. Radiator. Double bed. Double built in wardrobes. Bed side cabinets. Drawers.

## BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and a wash hand basin. Shaver point. Heated towel rail. Tiled splash back.

## COUNCIL TAX BAND

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

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.

## LEASE DETAILS

150 year lease from 29th September 2007 with 134 years remaining  
Annual ground rent £250  
Annual service charge £3,662.15 - paid quarterly.

**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

Tel: 01908 304480

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.



## Road Map



## Hybrid Map



## Terrain Map



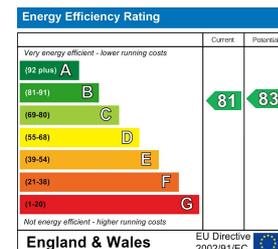
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.