Cauldwell

PROPERTY SERVICES

105c Bayard Avenue, Milton Keynes, MK14 7LW

Offers Over £145,000

CAULDWELL are pleased to offer for sale a one bedroom first floor apartment, situated just a short walk from the City Centre within the popular Downs Barn. Accommodation comprises; entrance, lounge diner, modern fitted kitchen, one double bedroom and a fitted family bathroom. Outside there is a communal wrap around garden and bin store.

Downs Barn is located within close proximity to central Milton Keynes. It offers access to all local amenities including shops and schools, Central Milton Keynes shopping centre and train line station. Close proximity to the M1 and coachway. Energy rating C. Council tax band A.

COMMUNAL ENTRANCE

Giving access to entrance hall. Doors to all rooms. Intercom. Storage cupboards. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level and wash hand basin. Splash back tiling. Tiled flooring. Chrome towel rail.

BEDROOM ONE 12'0"M x 9'10"M (3.65M x 2.99M)

Recess area. Double glazed window to front. Radiator. Built in cupboard.

LIVING ROOM 16'6"M x 10'10"M (5.04M x 3.30M)

Double glazed window to front. Radiator. Coving to skimmed ceiling. Open to kitchen.

KITCHEN 9'6" x 6'6" (2.89 x 1.97)

Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in stainless steel oven, four ring hob and extractor. Space for washing machine, fridge freezer dishwasher and tumble dryer. Radiator. Concealed wall mounted boiler. Double glazed window to rear. Splash back tiling.

COUNCIL TAX BAND

Council tax band A, Sourced from http://cti.voa.gov.uk/cti/inits.asp

LEASE INFORMATION

The homeowner has advised us that the lease term is 125 years with 90 years remaining. The current annual service charge is £1294.92, This is paid monthgly at £107.91

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.

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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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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.

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We routinely refer customers to Franklins solicitors, Key Conveyancing 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

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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.

Floor Plan

TOTAL FLOOR AREA : 710sq.ft. (66.0 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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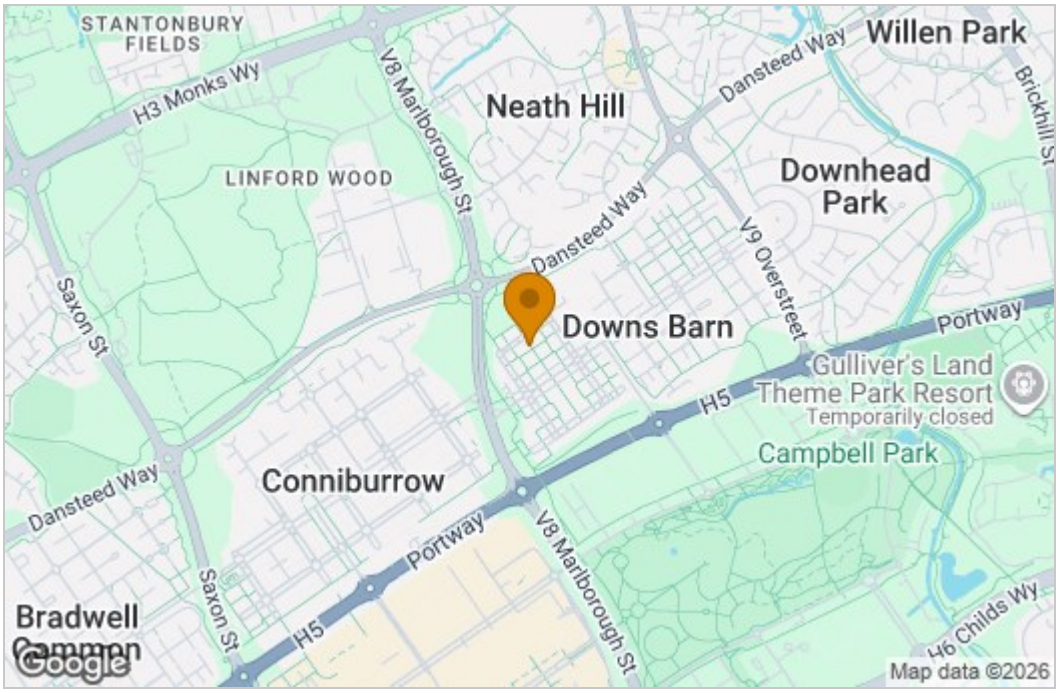
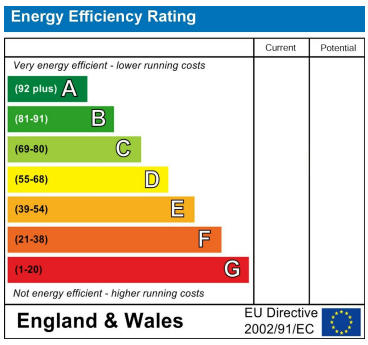
Area Map



Energy Efficiency Graph



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