

Cauldwell

PROPERTY SERVICES



59 Dakota House

50 Mortimer Square, MK9 2FB

Offers Over £250,000



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ENTRANCE HALL

Communal hallway. Entry phone. Storage cupboard housing plumbing for washing machine.

LOUNGE/DINER

16'11" x 12'4" (5.16 x 3.76)

Double glazed window to front and double glazed door to side leading to balcony. Two radiators. Television point.

KITCHEN

13'1" x 7'1" (4.01 x 2.17)

Fitted with a range of wall and base units with worksurfaces incorporating one and half sink drainer unit. Electric oven and hob with extractor hood. Integral dishwasher and fridge freezer.

BEDROOM ONE

10'1" x 13'4" (3.08 x 4.08)

Double glazed windows to front. Built in wardrobe. Television point. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with rain fall head, low level wc and wash hand basin. Radiator. Extractor fan.

BEDROOM TWO

9'9" x 11'0" into recess (2.99 x 3.36 into recess)

Double glazed window to front. Television point. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Extractor fan. Radiator Electric shaver point.

BALCONY

Glass balustrade. Overlooking central square.

OUTSIDE

One allocated parking for residents only.

COUNCIL TAX BAND

Council tax band C . Sourced from <https://www.gov.uk/council-tax-bands>

LEASE INFORMATION

The vendor has informed us that there is 109 years remaining on the 125 year lease. The ground rent is £75 per annum. The Service charge is £4,100 per annum. 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.

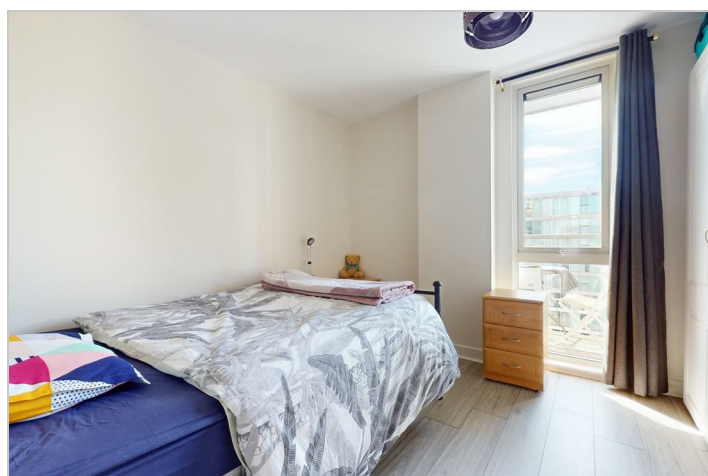
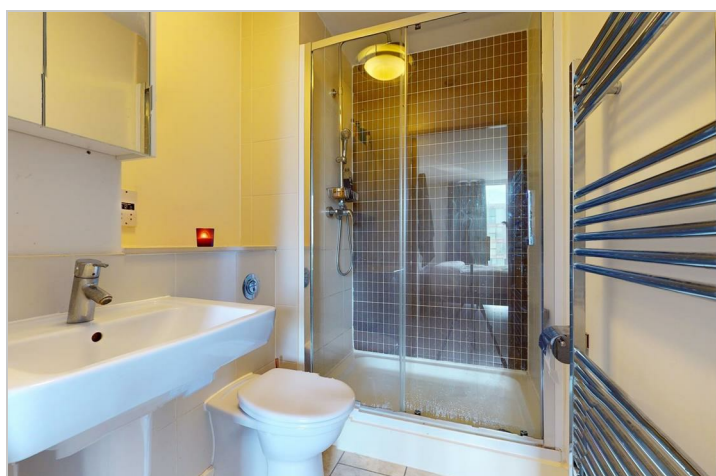
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure

that you have a copy of our approved details before committing yourself to any expense.

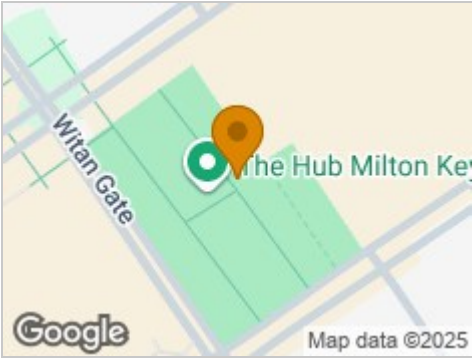
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250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

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.



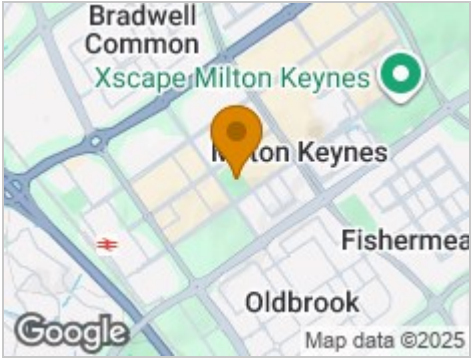
Road Map



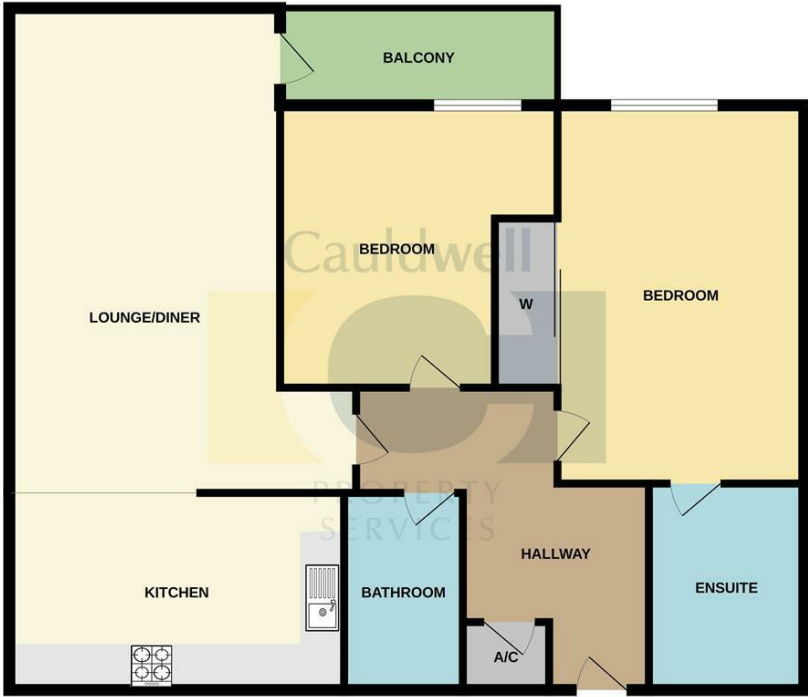
Hybrid Map



Terrain Map



Floor Plan

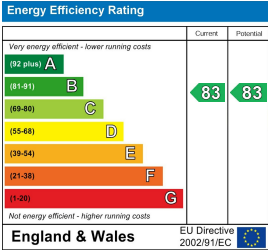


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.