



# Cauldwell

PROPERTY SERVICES



## 36 Lockwood Chase, Milton Keynes, MK4 4ER

### £220,000

Welcome to this charming maisonette located in the desirable area of Oxley Park. This delightful split-level apartment offers a generous living space of 785 square feet, making it an ideal home for individuals or small families seeking comfort and convenience.

As you enter, you will be greeted by a light and airy reception room, perfect for relaxation or entertaining guests. The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is its fantastic location. Situated close to local shops, you will have easy access to everyday amenities. Additionally, the nearby walks along the edge of Milton Keynes offer a wonderful opportunity to enjoy the great outdoors, making it perfect for those who appreciate nature.

This maisonette comes with the added benefit of parking for two vehicles, ensuring that you and your guests will always have a convenient place to park. Furthermore, the property is offered with no chain, allowing for a smooth and efficient purchase process.

## **ENTRANCE HALL**

Double glazed door to front. Radiator. Stairs to first floor landing.

## **FIRST FLOOR LANDING**

Stairs to second floor landing. Radiator.

## **KITCHEN/DINER 13'6" x 7'7" (4.13 x 2.32)**

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven and hob with cooker hood. Integral washing machine. Space for fridge freezer. Wall mounted combination boiler. Radiator.

## **LIVING ROOM/DINING ROOM 14'2" x 13'7" (4.34 x 4.15 )**

'L' shaped room

Double glazed window to front. Radiator. Television point. Telephone point.

## **CLOAKROOM**

Double glazed window to rear, close coupled wc, hand wash basin, radiator, storage cupboard. (Scope to convert into a separate shower room).

## **SECOND FLOOR LANDING**

Radiator.

## **BEDROOM ONE 14'0" x 14'3" max (4.27 x 4.36 max)**

into recess

Double glazed window to front. Radiator. Built in wardrobes.

## **BEDROOM TWO 10'11" x 7'6" (3.34 x 2.31)**

Double glazed window to rear. Radiator. Access to loft space.

## **BATHROOM 7'0" x 6'5" (2.14 x 1.96)**

Double glazed window to rear. Three piece suite comprising panelled bath with mains shower over, close coupled wc and wash hand basin. Electric shaver point. Extractor fan. Radiator.

## **OUTSIDE**

Two allocated parking spaces to rear.

## **Ground rent**

The seller is in the process of completing a deed of variation which will cap the ground rent at £250pa rather than the existing £500pa that is being charged

## **COUNCIL TAX BAND**

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

## **LEASEHOLD DETAILS**

The lease was formed in 2007 on a 125 year term. The service charge per year is £1300 and the ground rent is £500,per year

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Floor Plan

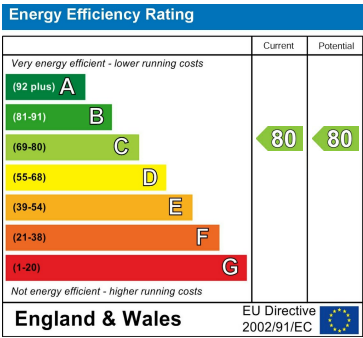


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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