



Cauldwell

PROPERTY SERVICES



50 Spoonley Wood

Bancroft Park, Milton Keynes, MK13 0RD

£149,995



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ENTRANCE HALL

Communal entrance to entrance hall. Doors to all rooms. Loft access. Airing cupboard housing water tank. Wall mounted heater. Intercom access.

LIVING ROOM

11'7" x 9'3" (3.54 x 2.84)

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

KITCHEN

5'11" x 11'7" (1.81 x 3.54)

Fitted with a range of wall and base units with work surfaces incorporating a sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Plumbing for washing machine. Built in fridge freezer. Double glazed window to side. Breakfast bar. Splash back tiling.

BEDROOM ONE

9'11" x 10'2" (3.04 x 3.10)

into recess

Double glazed window to rear. Double door built in cupboard. Wall mounted heater.

BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Splash back tiling. Shaver point. Extractor.

OUTSIDE

Communal garden. Allocated parking.

COUNCIL TAX BAND

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

LEASE INFORMATION

The owner advises us that there are 964 years left on the lease, the management fee to Roman Park Flats is £1044 pa and the members club fee is £168pa.

This information has not been verified.

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.

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.

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, 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

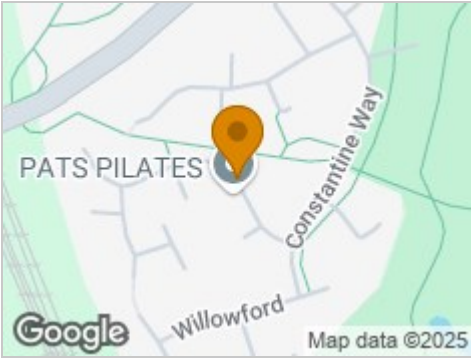
All measurements are approximate. The mention of

Tel: 01908 304480

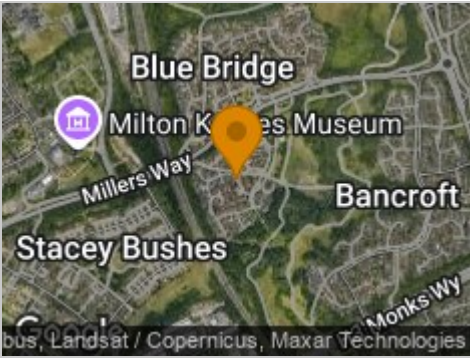
appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage 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.



Road Map



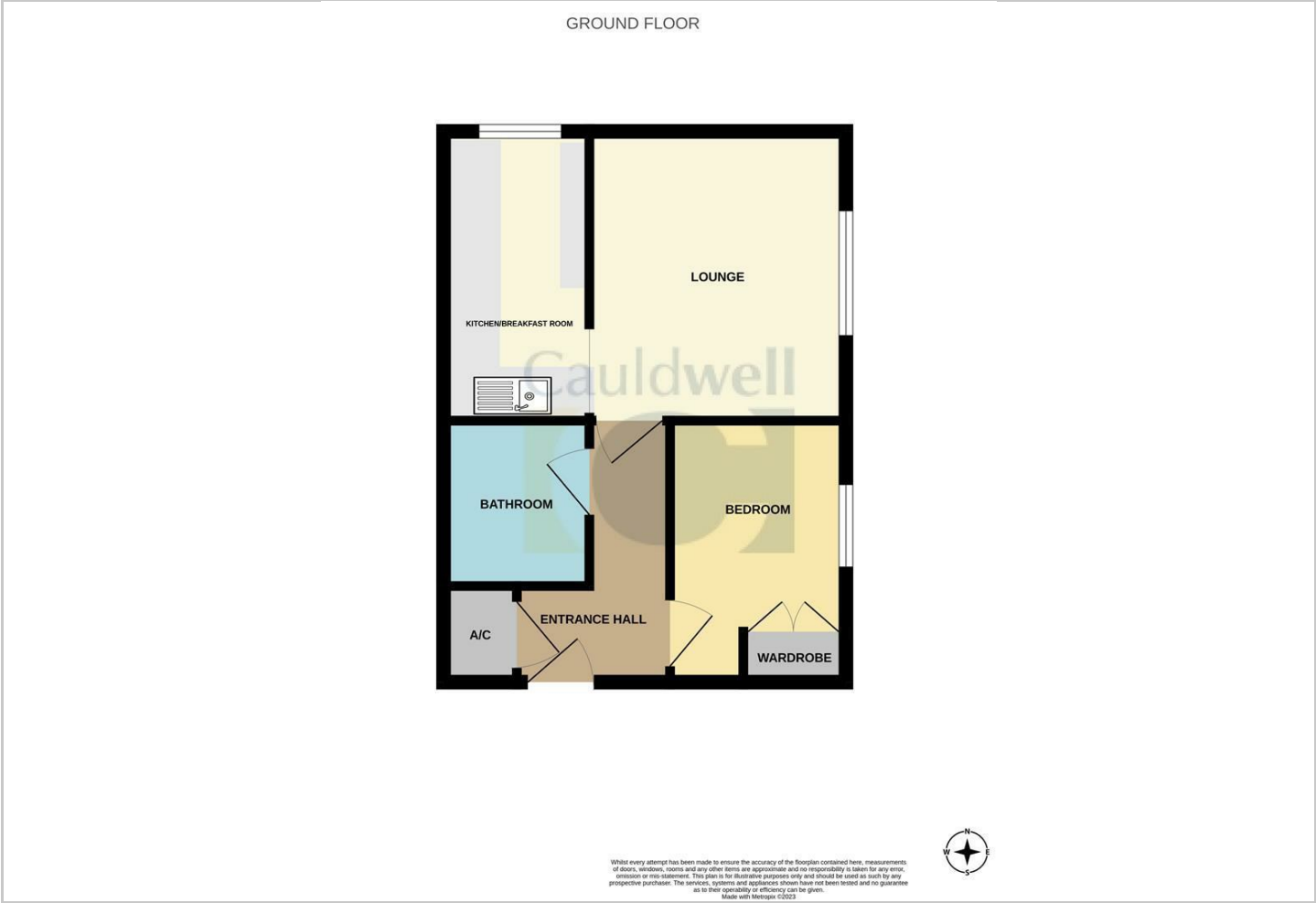
Hybrid Map



Terrain Map



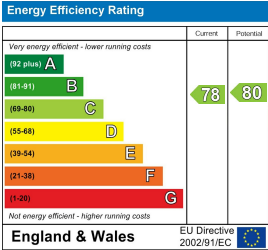
Floor Plan



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