



Cauldwell

PROPERTY SERVICES



20 Abells Close

Walton, Milton Keynes, MK7 7FA

£190,000



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ENTRANCE HALL

Door from communal hallway. Secure entry phone system. Radiator. Storage cupboard with light.

LIVING/DINING ROOM

15'3" x 10'4" (4.67 x 3.17)

Double glazed French doors to rear leading to balcony. Television point. Internet point. Two radiators. Opening to kitchen.

KITCHEN

13'0" x 6'0" (3.97 x 1.85)

Double glazed window to front. Fitted with a range of wall and base units with work surfaces incorporating one and half bowl sink drainer unit. Electric oven, four ring gas hob with extractor hood over. Space for fridge freezer. Integral washing machine. Under cupboard lighting.

BEDROOM ONE

14'11" x 9'6" (4.57 x 2.90)

Double glazed window to rear. Radiator. Television point.

BEDROOM TWO

9'6" x 8'2" (2.92 x 2.50)

Double glazed window to rear. Radiator. Television point.

BATHROOM

10'5" x 6'2" (3.19 x 1.90)

Double glazed obscure window to front. Four piece suite comprising bath with mixer tap, shower cubicle with electric shower, wash hand basin and close coupled wc. Radiator. Shaver point. Extractor fan. Mirror with light. Airing cupboard housing combination boiler.

OUTSIDE

Allocated parking for one car with visitor spaces available.

Lease Information

The vendor has informed us that there is 140 years remaining on the 150 year lease. The ground rent is £175 per annum. The Service charge is £2292 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.

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

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making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



Road Map



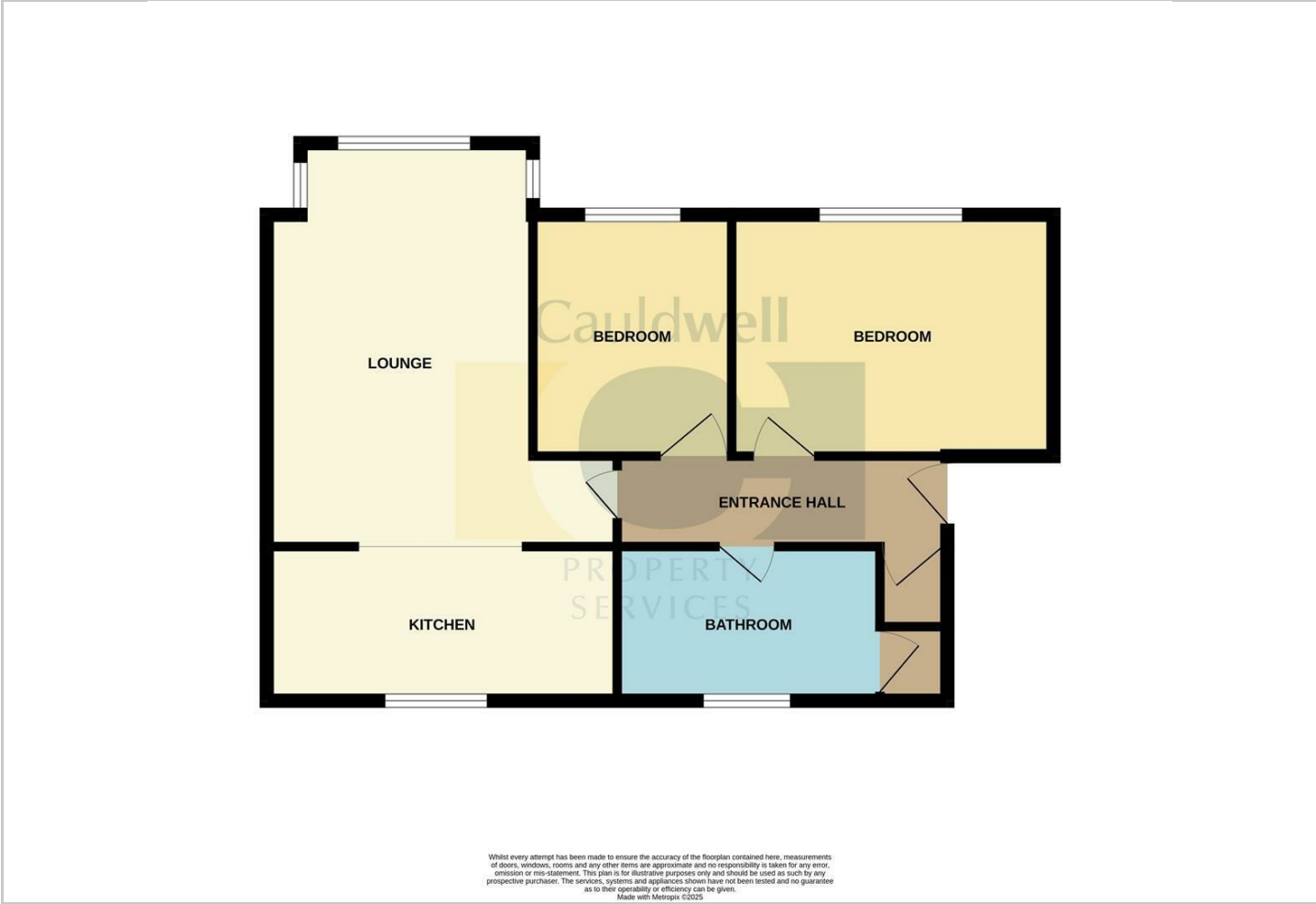
Hybrid Map



Terrain Map



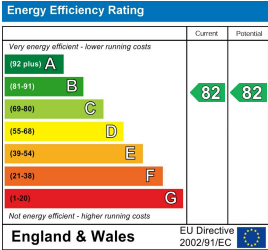
Floor Plan



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.