

# Cauldwell

PROPERTY SERVICES



## 10 Homeridings House Flintergill Court, Milton Keynes, MK13 7QS

### £79,995

Well-Presented Ground Floor Retirement Apartment for the Over 60s – Great Value Near Central Milton Keynes

This well-maintained one-bedroom ground floor retirement apartment offers excellent value for money and is ideally located just a short journey from central Milton Keynes, providing convenient access to shops, amenities, and transport links.

Designed specifically for the over 60s, the apartment features a comfortable double bedroom with built-in wardrobes, a good-sized living and dining room that flows into a separate fitted kitchen, and a practical shower room. There's also a useful walk in storage space.

One of the highlights of this lovely home is its own private rear door leading directly out to the attractive communal gardens — perfect for enjoying some fresh air and outdoor relaxation. Residents also benefit from a communal car park for added convenience.

The apartment is presented in reasonably good order with pleasant décor and fairly new carpets, allowing you to move straight in and make it your own. While the kitchen is fully functional, it offers scope for updating in

## **ENTRANCE HALL**

Door from communal hallway. Walk in airing cupboard with light.

## **LIVING / DINING ROOM 17'4" x 10'8" (5.30 x 3.27)**

Double glazed windows and door to rear. Electric heater. Television point. Telephone point. Arch to kitchen.

## **KITCHEN 7'4" x 5'4" (2.26 x 1.64)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven. Space for under counter fridge.

## **BEDROOM 13'6" x 8'7" (4.13 x 2.63)**

Double glazed window to rear. Flat panel heater. Wall lights. Built in wardrobes.

## **SHOWER ROOM**

Three piece suite comprising walk in shower cubicle with electric shower, wash hand basin and close coupled wc. Extractor fan. Wall mounted cabinet.

## **REAR GARDEN**

Small patio area leading to communal gardens.

## **FRONT**

Residents only car park with visitor spaces .

## **LEASE INFORMATION**

Vendor has advised there are 87 years remaining on the 125 year lease. £494 service charge per year. £4067 service charge a year. Details to be 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.

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.

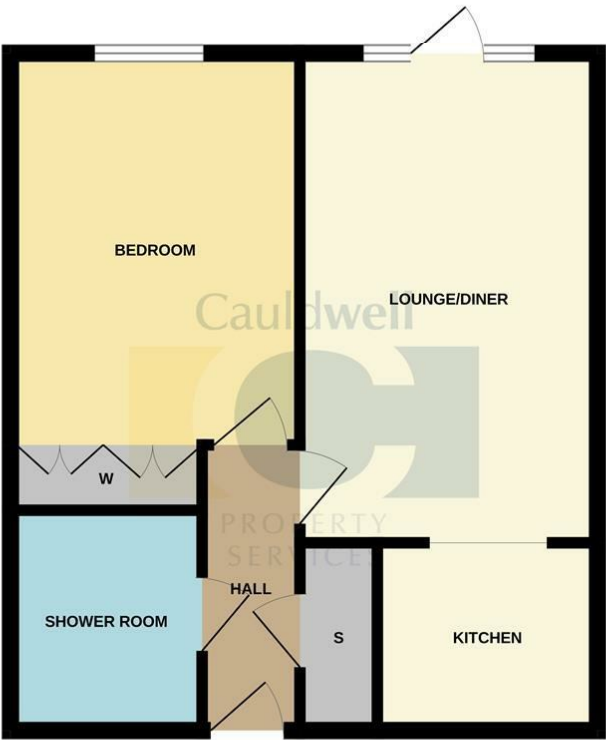
Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

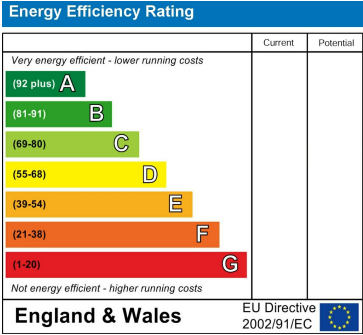


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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