



# Cauldwell

PROPERTY SERVICES



## 19 North Eleventh Street, Milton Keynes, MK9 3BU

### £199,995

A well-presented two-bedroom first-floor apartment, ideally situated in the heart of central Milton Keynes.

The property is offered with a complete upper chain and features two generously sized double bedrooms, a spacious living room, a separate kitchen dining room, bathroom, and an additional utility storeroom.

Externally, residents benefit from allocated parking, with further permit parking available.

Perfectly positioned, the apartment is within easy walking distance of the main shopping centre and Milton Keynes Central train station, making it an excellent choice for commuters and those seeking convenience.

Energy rating: C  
Council tax band: A

## **ENTRANCE HALL**

Door from communal hallway. Secure entry phone system. Radiator. Internet point. Walk in storage cupboard (1.89m x 1.19m) with light. Airing cupboard.

## **LIVING ROOM 13'6" x 11'10" (4.12 x 3.63)**

Double glazed window to rear. Radiator. Television point. Arch to kitchen/dining room.

## **KITCHEN/DINING ROOM 11'11" x 9'10" (3.65 x 3.01)**

Double glazed window to rear. Radiator. Fitted wall and base units with worksurfaces. Sink drainer unit. Electric oven, gas hob and extractor hood over. Plumbing for washing machine. Space for fridge freezer. Wall mounted central heating boiler.

## **BEDROOM ONE 11'10" x 10'7" (3.62 x 3.25)**

Double glazed window and double glazed box bay window to front. Radiator. Built in wardrobe.

## **BEDROOM TWO 11'11" x 6'5" (3.64 x 1.96)**

Two double glazed windows to front. Radiator.

## **BATHROOM**

Double glazed obscure window to side. Three piece suite comprising bath with electric shower over, wash hand basin and close coupled wc. Radiator. Tiled walls.

## **OUTSIDE - UTILITY STORE 9'0" x 7'0" (2.75 x 2.15)**

Plumbing for wash hand basin.

## **OUTSIDE - PARKING**

Residents parking to front of block.

The vendor has informed us that there is 88 years remaining on the year lease. The ground rent and service charge is £1344 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.

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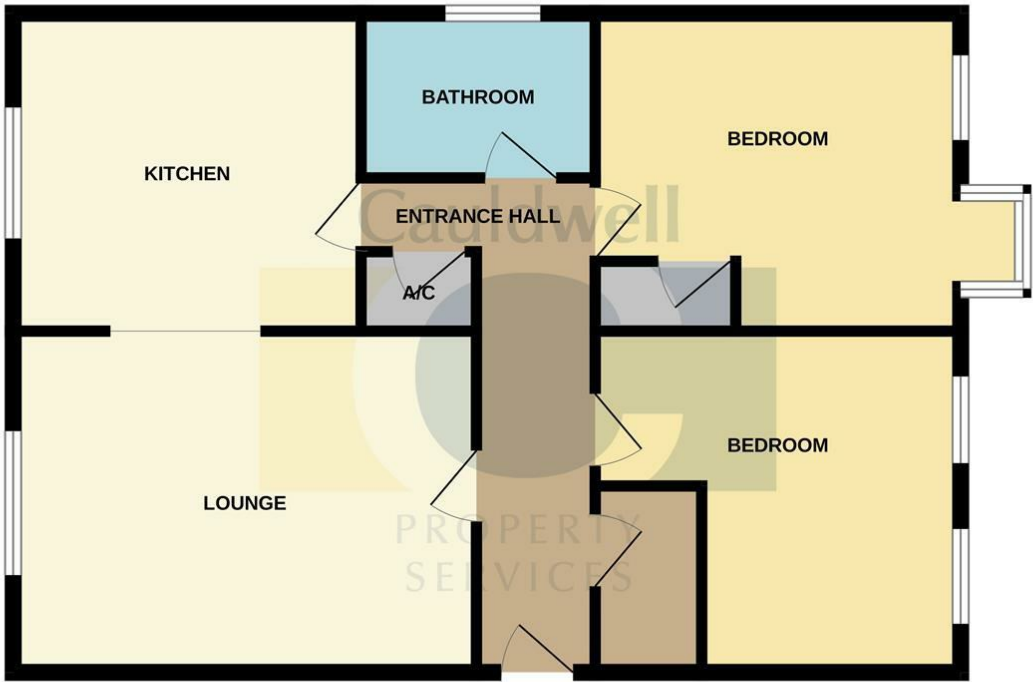
all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, 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.



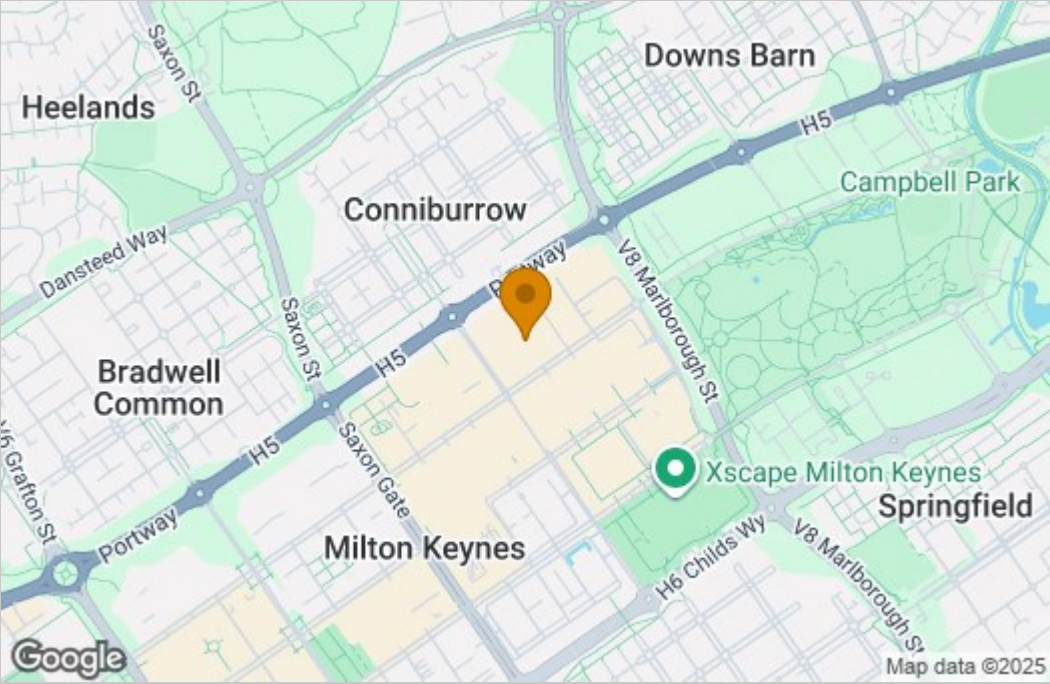
Floor Plan



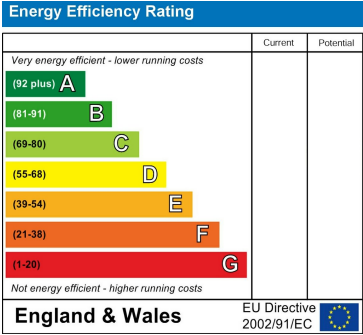
TOTAL FLOOR AREA : 689sq.ft. (64.0 sq.m.) approx.

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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