



Cauldwell

PROPERTY SERVICES



45c Stamford Avenue, Milton Keynes, MK6 3LD

£139,500

This well-presented one-bedroom first-floor flat is offered to the market with no onward chain and is ideally located within walking distance of Central Milton Keynes and the mainline train station, making it perfect for commuters or first-time buyers.

Having been recently redecorated with a number of modern improvements, including an updated fitted kitchen, this apartment is ready to move straight into. The accommodation features a spacious open-plan living and dining area, seamlessly flowing into the contemporary kitchen complete with a breakfast bar.

The generous double bedroom benefits from built-in storage, while the fitted bathroom offers a clean, functional space. The entrance hall includes a secure entry phone system, a large storage cupboard, and access to a private loft space for additional storage.

Externally, residents enjoy well-maintained communal gardens to both the front and rear, along with brick-built storage sheds and residents' parking immediately to the front of the property.

Lease length: 89 years remaining

ENTRANCE HALL

Composite door from communal hallway. Entry phone system. Radiator. Airing cupboard. Storage cupboard. Access to loft space.

OPEN PLAN LIVING DINING/KITCHEN 23'6" x 10'3" (7.18 x 3.13)

Double glazed window to front and rear. Two radiators. Television point. Telephone point

KITCHEN AREA

Fitted wall and base units with worksurfaces. One and half bowl sink drainer. Gas oven. Plumbing for washing machine. Space for fridge freezer. Wall mounted central heating boiler. Electric cooker point.

BEDROOM 12'1" x 9'9" (3.68m x 2.97m)

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

BATHROOM

Three piece suite comprising bath with mixer tap and shower with screen, close coupled wc and wash hand basin.

COMMUNAL GARDEN

Paved areas and drying areas. Storage shed.

FRONT GARDEN

Communal lawn area,

PARKING

Off road parking for residents in bay to front.

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 area measurements are taken from the government EPC register.

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.

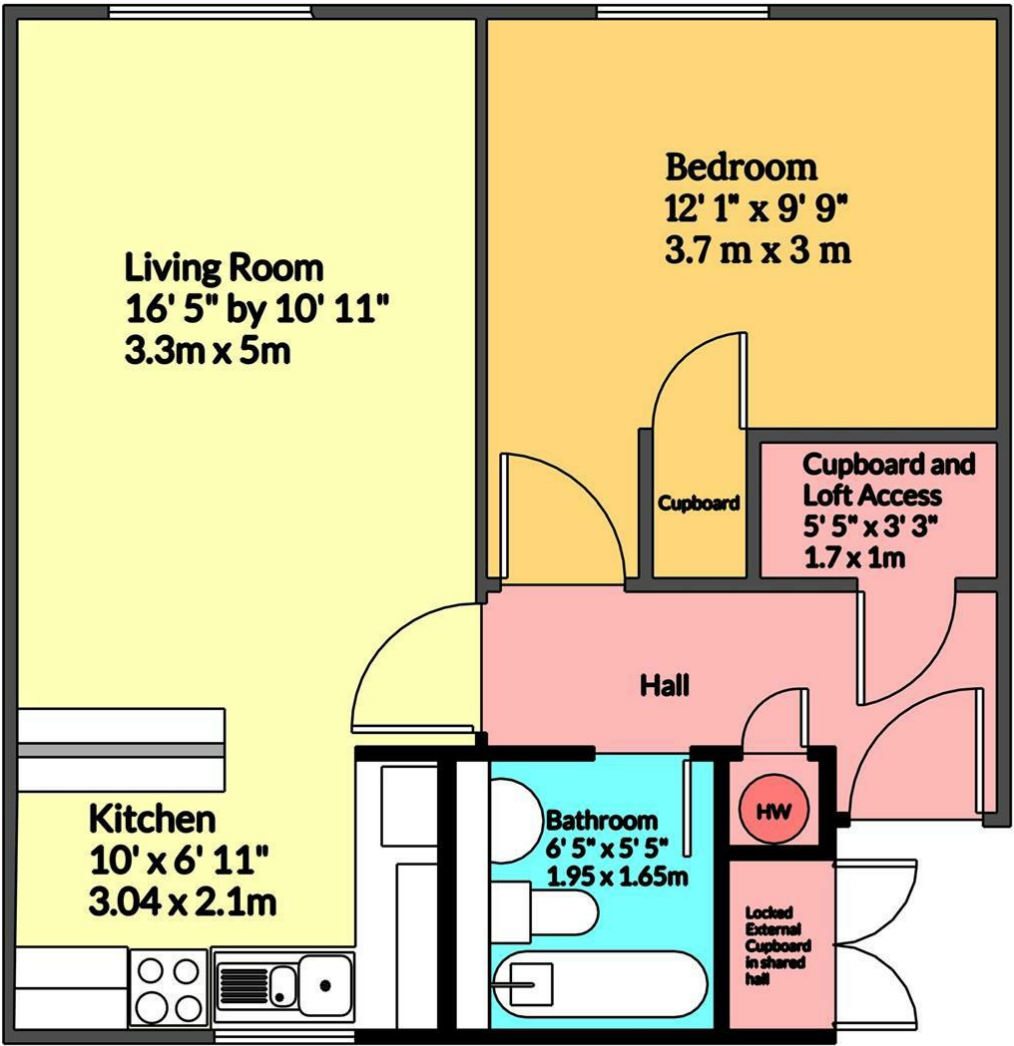
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their

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 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.

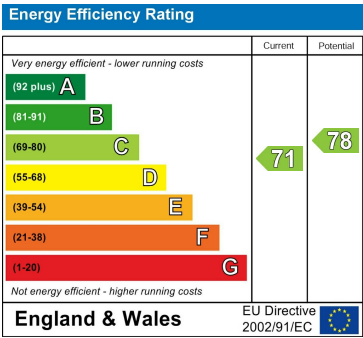
Floor Plan



Area Map



Energy Efficiency Graph



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