



# Cauldwell

PROPERTY SERVICES



## 116 Sakura Walk, Milton Keynes, MK15 9EH

### Offers Over £235,000

CAULDWELL are pleased to offer for sale this modern two bedroom TOP FLOOR APARTMENT with TWO BALCONIES and TWO BATHROOMS. The property situated within the highly desirable area of Willen Park benefits from views towards The Grand Union Canal and The Canal Broadwalk. Accommodation briefly comprises; entrance hall with access to a partially boarded loft, lounge/dining room with French doors leading to a balcony, fitted kitchen, Ensuite to principal bedroom with French doors leading to a balcony, over looking communal gardens and the Grand Union Canal, a further double bedroom and a family bathroom. Outside there is allocated parking and a secure bin and bike store.

The property is a short walk to both Willen Lake & also the Grand Union Canal giving you access to local walks & cycle routes, local amenities and views of the canal. Central Milton Keynes shopping centre and train station is approximately 3 miles from Willen. The M1 Junction 14 is also easily accessible within a few miles.

Energy Rating: C  
Council tax band: B



### ENTRANCE HALL

Front entrance door via communal areas. Security entry phone. Two built in cupboards. Partially boarded loft access.

### LIVING ROOM 21'5" x 16'2" (6.53 x 4.95)



Irregular shape room  
Double glazed window to side. Double glazed French door to balcony. Radiator.

### KITCHEN 11'5" x 15'10" (3.50 x 4.85)



Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer. Double oven, gas hob and extractor hood. Plumbing for washing machine. Wall mounted boiler. Double glazed window to side.

### BEDROOM ONE 13'1" x 8'9" (4.01 x 2.67)

Plus door recess  
Double glazed French doors to balcony. Radiator.  
Door to ensuite.

### ENSUITE



Three piece suite comprising wash hand basin, low level wc and shower cubicle with shower. Extractor fan. Shaver point. Radiator.

### BEDROOM TWO 10'5" x 13'6" (3.20 x 4.12)



Measured into widest part of an irregular shaped room  
Double glazed window to side. Radiator.

### BATHROOM



Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Extractor fan. Shaver point. Radiator.

### OUTSIDE

Allocated parking and visitor bay. Secured bike store.

### LEASE DETAILS

Vendor advised - 125 year lease with 109 years remaining. £200 a year ground rent. £1350 a year service charge. To be verified.

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.

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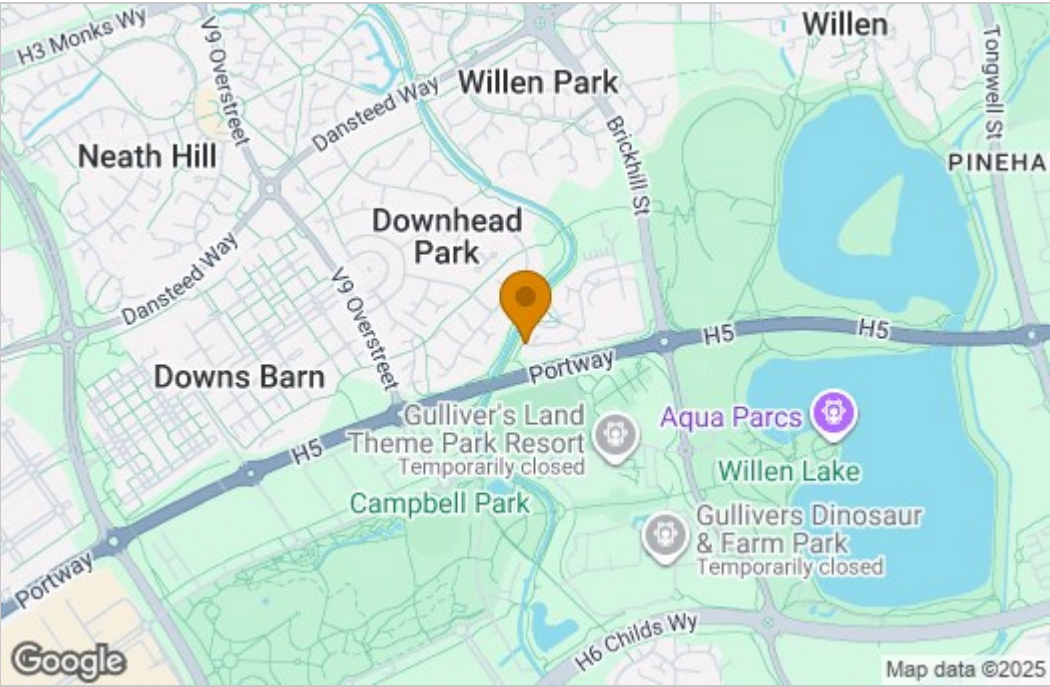
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

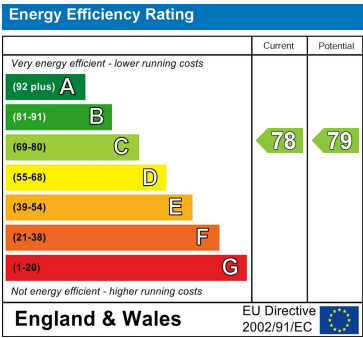
Floor Plan



Area Map



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.