



Cauldwell

PROPERTY SERVICES



11 Keel Way

Oxley Park, Milton Keynes, MK4 4TZ

Offers In The Region Of £265,000



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ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing.

FIRST FLOOR LANDING

Double glazed window to rear. Radiator. Access to loft space Airing cupboard housing megaflow system.

LIVING ROOM

13'3" x 10'9" (4.06 x 3.30)

Double glazed window to front. Radiator. Television and internet point. Arch to dining room.

DINING ROOM

8'4" x 9'1" (2.56 x 2.79)

Double glazed window to front. Radiator. Fitted wall and base units with worksurfaces. Arch to kitchen.

KITCHEN

9'1" x 8'11" (2.78 x 2.73)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine and dishwasher. Wall mounted central heating boiler.

BEDROOM ONE

15'8" x 9'2" (4.80 x 2.81)

Double glazed French doors to front with Juliette balcony. Two radiators. Two built in double wardrobes. Door to ensuite.

ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower,

wash hand basin in vanity unit and close coupled wc. Shaver point. Extractor fan. Worksurface. Radiator.

BEDROOM TWO

12'4" x 9'3" (3.77 x 2.82)

Double glazed window to front. Radiator. Fitted double wardrobe.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin in vanity surround and close coupled wc. Shaver point. Extractor fan. Radiator.

GARAGE

Up and over door. Power and light.

LEASE DETAILS

125 year lease with 107 years remaining. Ground rent £250pa. Service charge £1049.23 pa. Details 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**

Tel: 01908 304480

LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

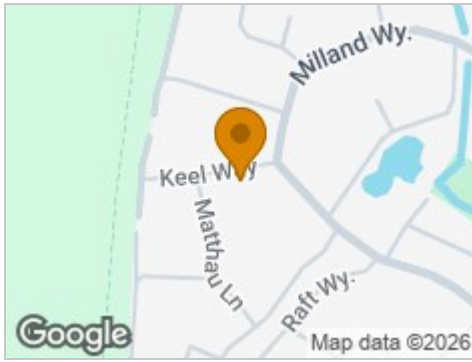
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.



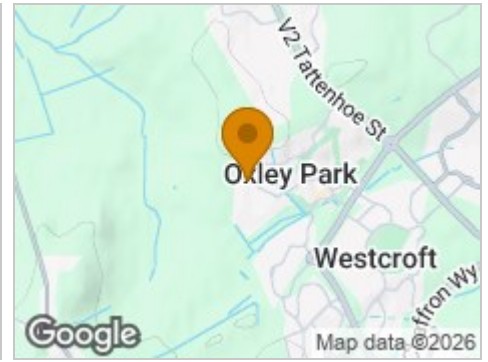
Road Map



Hybrid Map



Terrain Map



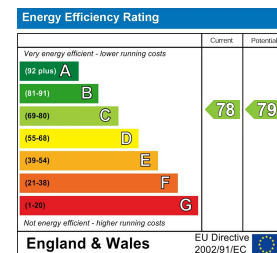
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.