



Cauldwell

PROPERTY SERVICES



20. Thames Close, Milton Keynes, MK3 7BW

£220,000

CAULDWELL are pleased to offer sale a two bedroom ground floor apartment, within the Rivers development of Bletchley.

The accommodation comprises; entrance hall, lounge, dining area, refitted kitchen, two bedrooms and a refitted bathroom. Outside there is a generous rear garden and allocated parking. No upward chain.

Lease charges: £797.13

Lease length: 124

Energy Rating: C

Council tax A

ENTRANCE HALL

Communal entrance to front door. Doors to all rooms. Radiator. Storage cupboard.

REFITTED KITCHEN 9'4" x 10'11" (2.84 x 3.33)

Re-fitted with a range of wall and base units with roll top worksurfaces incorporating sink and drainer unit with mixer tap. Built in double oven with gas hob and stainless steel extractor over. Plumbing for washing machine, dishwasher and space for tumble dryer. Space for fridge freezer. Breakfast Bar. Wall mounted boiler. Double glazed window to rear. Frosted double glazed door to rear. Radiator.

LIVING ROOM 12'8" x 10'11" (3.86 x 3.33)

Sliding double glazed door to rear. Radiator.

REFITTED FAMILY BATHROOM

Refitted three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin with splash back tile. Heated towel rail. Frosted double glazed window to rear.

BEDROOM ONE 10'8" x 10'0" (3.25 x 3.05)

Double glazed window to front. Radiator.

BEDROOM TWO 11'5'0" x 7'6" PLUS 9'11" x 7'5"

Double glazed window to side. Two radiators.

GARDEN

A large laid to lawn garden with a brick storage shed.

1. Measurements

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.

2. Vendor Approval

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.

3. Mortgage

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.

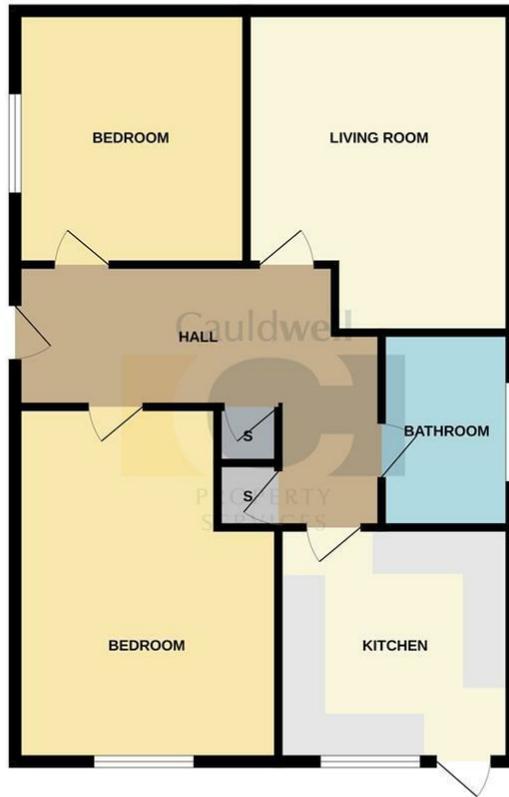
4. Solicitors

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

5. Anti Money Laundering Verification checks

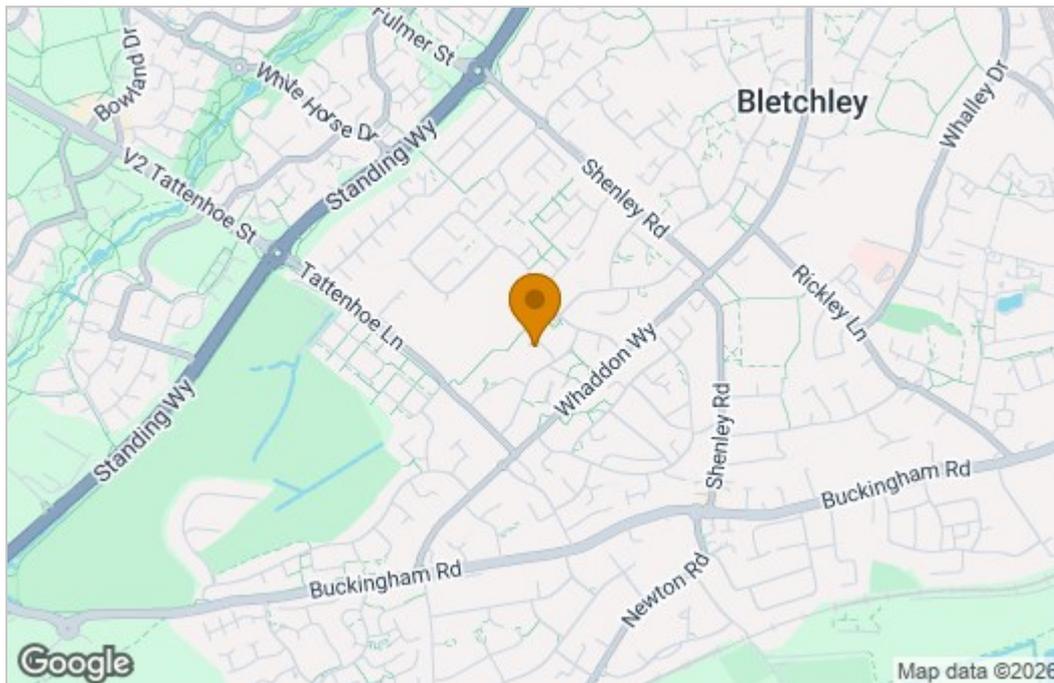
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

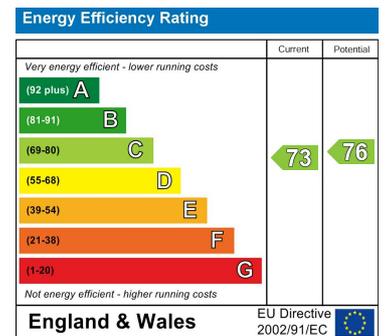


TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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.