

Cauldwell

PROPERTY SERVICES



8 Stapeley Court, Milton Keynes, MK4 4FS

£179,995

CAULDWELL are pleased to offer for sale this well-proportioned two-bedroom ground floor apartment, situated within the popular residential area of Westcroft, Milton Keynes, and offered for sale with the benefit of no upper chain.

The accommodation is accessed via well-maintained communal areas and opens into a welcoming entrance hall, providing access to all principal rooms.

The property features a spacious lounge/dining room, offering ample room for both relaxing and dining, with access leading out onto a private terrace, providing a pleasant outdoor seating area.

There is a fitted kitchen with a range of wall and base units and space for appliances, together with a fitted family bathroom.

Both bedrooms are well proportioned, with the principal bedroom providing generous accommodation and the second bedroom offering flexibility as a guest room, home office or additional bedroom.

Externally, the property benefits from allocated parking.

ENTRANCE HALL

Via communal areas. Front entrance door. Intercom access. Coving to skimmed ceiling. Doors to all rooms. Two storage cupboards.

LOUNGE/DINING ROOM 11'3" x 14'11" (3.44 x 4.57)

Double glazed French doors to ground floor terrace. Double glazed windows to either side. Coving to skimmed ceiling. Two radiators. Opening to kitchen.

KITCHEN 6'1" x 11'3" (1.86 x 3.44)

Fitted with a range of wall and base units with roll top worksurfaces incorporating stainless steel sink drainer. Built in oven, four ring gas hob and extractor. Plumbing for washing machine and dishwasher. Space for fridge freezer. wall mounted boiler. Skimmed ceiling. Splash back tiling. Double glazed window to side.

BEDROOM ONE 12'9" x 8'4" (3.90 x 2.56)

Double glazed window to side. Radiator. Coving to skimmed ceiling.

BEDROOM TWO 7'11" x 8'4" (2.43 x 2.55)

Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled Walls. Radiator. Frosted double glazed window to side. Shaver point. Extractor. Skimmed ceiling.

OUTSIDE

Allocated parking., Communal garden to front and rear.

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.

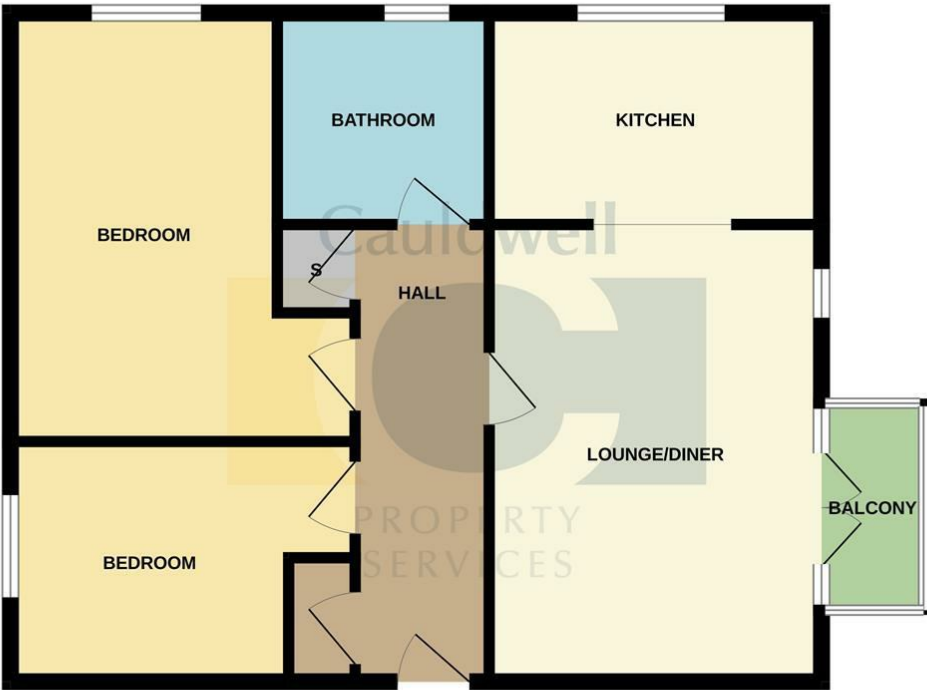
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

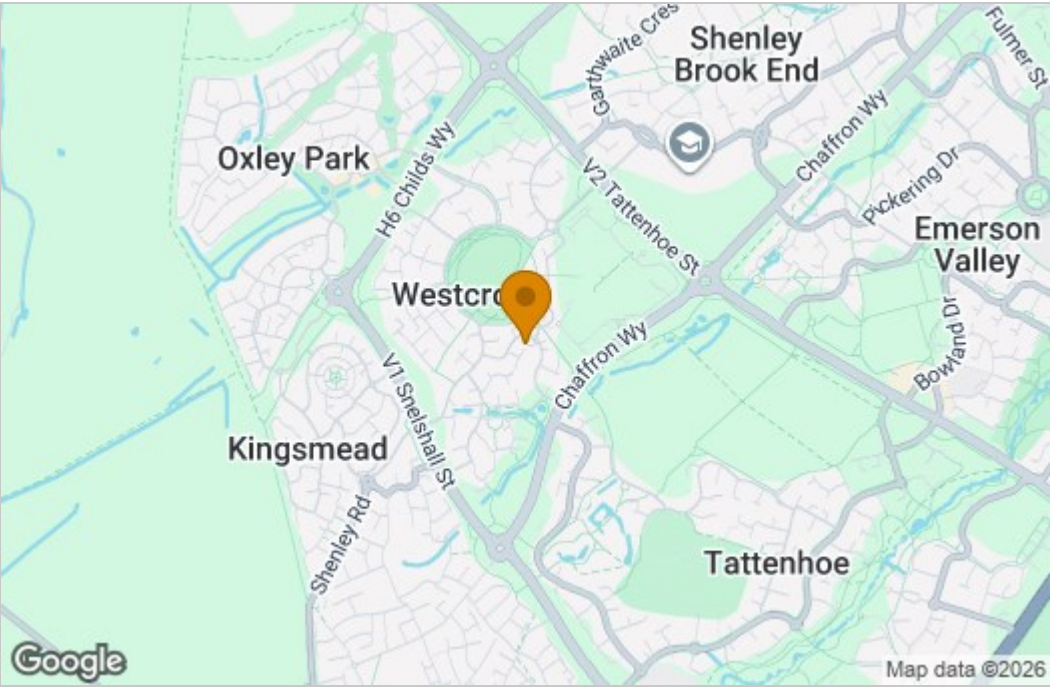
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

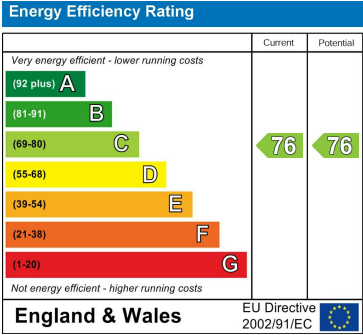


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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