



# Cauldwell

PROPERTY SERVICES



## 18 Cyber Avenue, Milton Keynes, MK10 9TZ

**£285,000**

CAULDWELL are extremely pleased to offer for sale this stunning TOP FLOOR apartment with TWO BALCONIES, situated within the popular location of Oakgrove. The accommodation briefly comprises: entrance hall, open plan lounge/dining room with French doors to a balcony, stylish modern fitted kitchen with integrated appliances, en-suite shower room and a balcony to the principal bedroom, two double bedroom and a bathroom with a shower. Outside there is allocated parking for one vehicle. Energy rating C. Council tax band B.

Oakgrove is located to the eastern region of Milton Keynes and offers many local amenities in the area including a Costa Coffee and a Waitrose with both Milton Keynes shopping centre and Kingston centre only a short drive away. The area is located within close proximity to junction 14 M1 and the A5 and only a short walk to Ouzel Valley Park.

## **ENTRANCE HALL**

Via communal areas. Video com. Double door built in utility cupboard housing plumbing for washing machine and boiler. Further double door cloaks cupboard. Wall mounted heater. Skimmed ceiling,.

## **OPEN PLAN LIVING SPACE 19'1" x 18'0" (5.82 x 5.50)**

### **KITCHEN AREA**

Fitted with a range of wall and base units with roll top worksurface incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in fridge freezer and dishwasher. Under unit lighting. Skimmed ceiling with inset spots.

### **LIVING AREA**

Double glazed French doors to balcony. Double glazed windows to either side. Two double glazed windows to rear. Skimmed ceiling. Wall mounted heater.

### **BALCONY**

With composite decking and glass balustrade surround.

### **BEDROOM ONE 12'5" x 12'1" (3.81 x 3.69)**

Double glazed door with double glazed windows to either side leading to decked balcony. Wardrobe with double sliding doors. Skimmed ceiling. Radiator. Door to ensuite.

### **ENSUITE**

Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin. Part tiled walls. Radiator. Skimmed ceiling with spot lights and extractor.

### **BEDROOM TWO 10'11" x 10'7" (3.34 x 3.23)**

Double glazed window to rear. Wall mounted heater.

### **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin with mixer tap,. Heated towel rail. Part tiled walls. Skimmed ceiling. Inset spot lights. Extractor. Shaver point.

### **OUTSIDE**

Communal bin store and bicycle store. Allocated parking.

### **LEASE INFORMATION**

The owner informs us that there are 238 years left on the lease, the ground rent is £250pa and service charges £2700pa.

### **COUNCIL TAX BAND**

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>.

All measurements are approximate. 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.

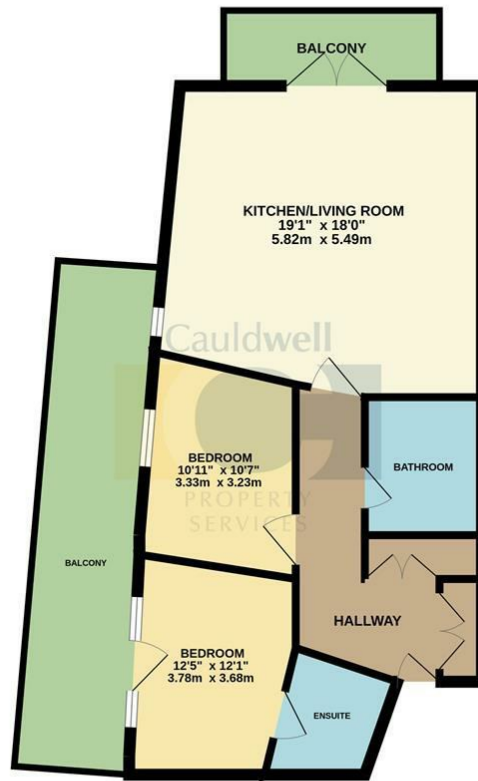
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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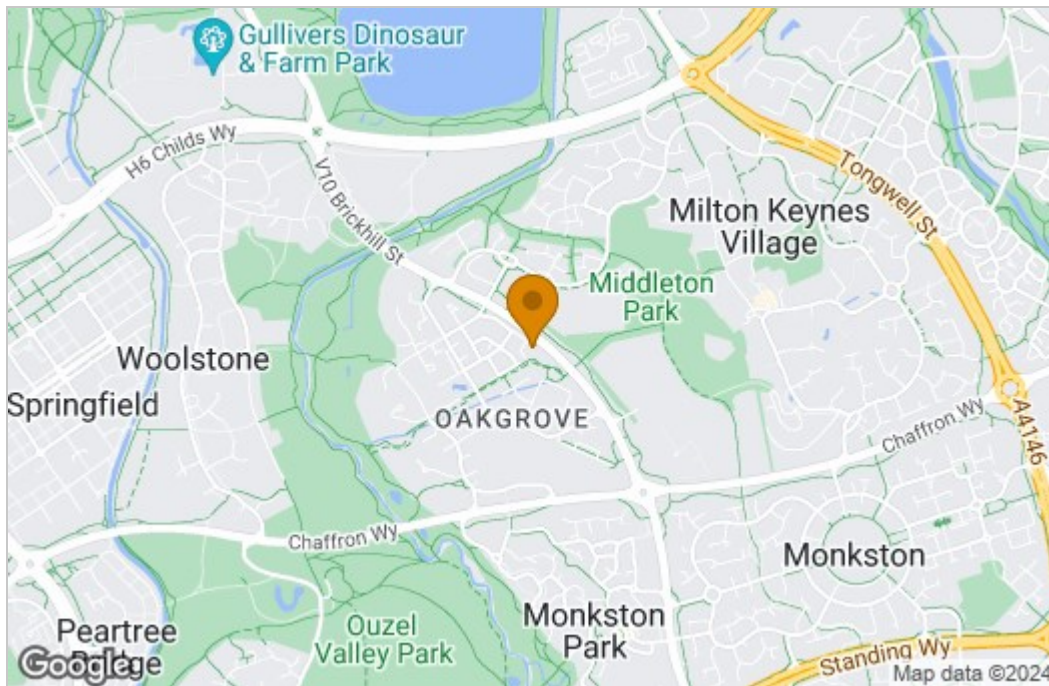
At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

# Floor Plan



TOTAL FLOOR AREA : 807sq.ft. (75.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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