

## Flat 14, 36, Macro House Atlas Way, Oakgrove, MK10 9UG Offers Over £310,000

Discover comfort and elegance in this two-bedroom apartment nestled on the edge of Oakgrove Village, Milton Keynes. Boasting stunning views of the surrounding landscape, this fourth floor residence with lift access offers a tranquil retreat from the bustling city life. Immerse yourself in modern spacious living areas, sleek finishes and abundant natural light. The open-plan living space is perfect for entertaining, while the balcony provides an ideal spot to unwind and soak in the picturesque scenery. With convenient access to local amenities, parks, and transportation, this apartment offers the perfect combination of convenience and serenity. Council Tax band B. Energy rating B.

Accommodation comprises entrance hall, lounge dining room with a balcony, kitchen, two bedrooms with an en-suite to bedroom one, family bathroom and covered parking.

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.

Experience elevated living in Oakgrove Village – schedule your viewing today and make this stunning apartment your new home.

## ENTRANCE HALL



Front entrance door via communal areas. Videocom entry. Doors to all rooms. Double door utility cupboard housing plumbing for washing machine and wall mounted boiler.

## LOUNGE/DINING ROOM 19'7" x 16'1" (5.98 x 4.91)



unusual shaped room max measurements  
Double aspect room with double glazed windows to rear and side. Double glazed door to balcony with double glazed windows to either side. Balcony with glass balustrade and extensive views over Milton Keynes.

## KITCHEN AREA 8'3" x 8'5" (2.53 x 2.58)



Fitted with a range of wall and base units with worksurfaces 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. Double glazed window to side. Under unit lighting. Skimmed ceiling with inset lighting.

## BEDROOM ONE 11'4" x 12'8" (3.47 x 3.88)



Unusual shaped room max measurements  
Two built in wardrobes, one with mirror doors. Double glazed window to side. Wall mounted heater. Door to ensuite.

## ENSUITE



Three piece suite comprising double shower cubicle with shower, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side. Skimmed ceiling. Inset lighting. Extractor.

## BEDROOM TWO 10'7" x 9'10" (3.25 x 3.01)

Double glazed window to the side. Wall mounted heater.

## OUTSIDE

Allocated parking carport. Visitor space. Communal bin and bicycle store. Lift access and stairs.

## COUNCIL TAX BAND

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

## Lease Details

The owner has advised that there are 238 years left on the lease, the ground rent is £250pa and the service charge is £2229pa.

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 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

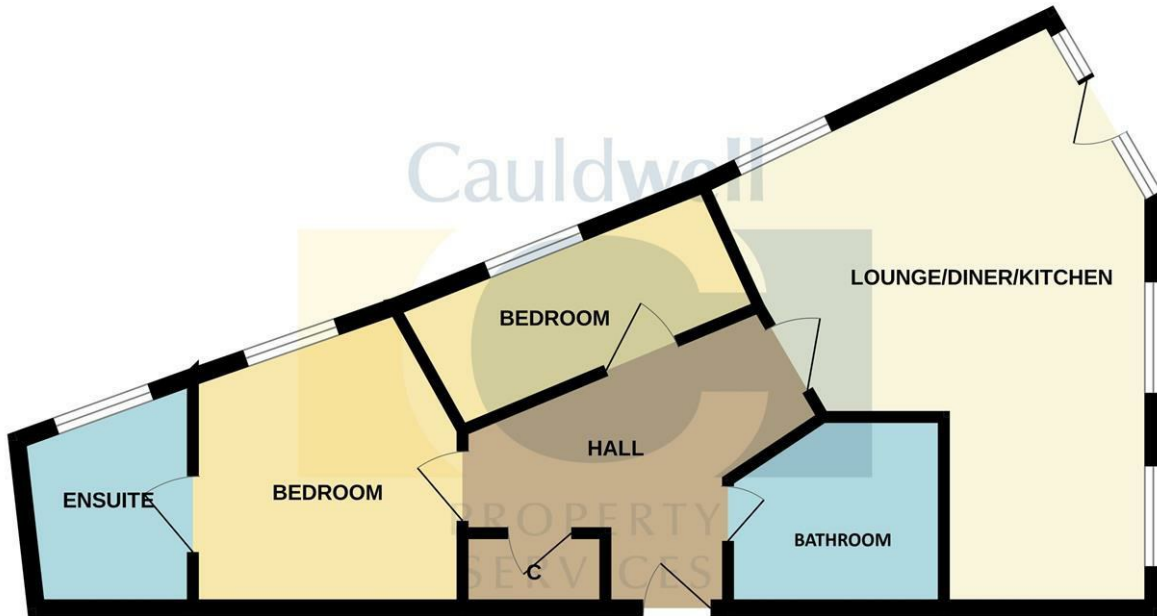
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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details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

# Floor Plan

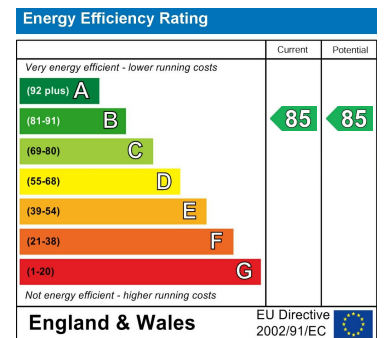


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.

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