

# Cauldwell

PROPERTY SERVICES



Duplex  
Apartment



## 26a Kirkwood Grove, Milton Keynes, MK5 6FP

**£230,000**

Welcome to Kirkwood Grove, Medbourne - a charming location for this delightful duplex apartment!

Upon entering, you are greeted by a generous size lounge diner, perfect for relaxing or entertaining guests, a stylish modern kitchen with integrated appliances and a downstairs cloakroom. The property boasts two first floor bedrooms, offering ample space for a small family, guests, or even a home office and a family bathroom.

Situated in a peaceful neighbourhood close to Shenley Woods, this apartment offers a serene retreat from the hustle and bustle of everyday life. With parking available for one vehicle, convenience is at your doorstep. Whether you're looking for a starter home, a downsizing opportunity, or an investment property, this apartment in Kirkwood Grove is sure to meet your needs. Don't miss the chance to make this lovely property your own! Council tax band A. Energy rating C.

Located to the west of Milton Keynes Medbourne is one of our smaller housing developments, with community pavilion and Shenley Wood in the heart of the estate. As Medbourne is close to the Milton Keynes border there are some good walks out through the woods or to the surrounding countryside. For schools, Oxley Park Academy (ages 4-11) and the Secondary School The Hazeley Academy are both under 0.6 miles away on foot.



## ENTRANCE HALL

Via communal doors. Door to cloakroom, storage cupboard, kitchen, living room and stairs to first floor.

## LOUNGE/DINING ROOM 15'8 x 14'9 (4.78m x 4.50m)



'L' shaped

Double glazed window to rear. Double panelled radiator. Coving to skimmed ceiling. Internal double door to:-

## KITCHEN/BREAKFAST ROOM 12'2 x 11'9 (3.71m x 3.58m)

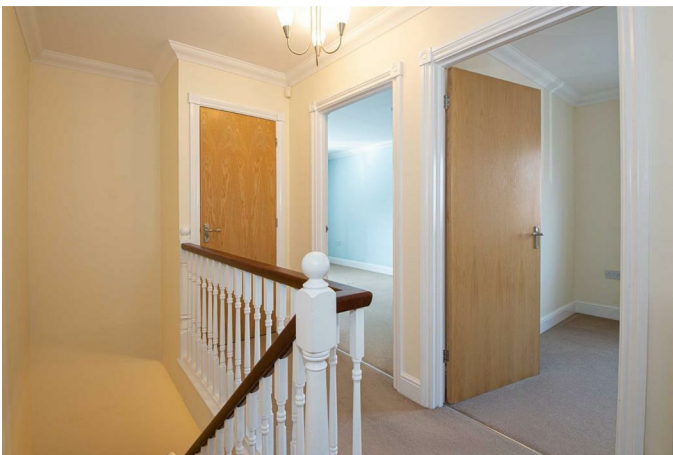


Fitted with wall and base units with roll top worksurfaces incorporating stainless steel sink and drainer. Built in washing machine. Built in stainless steel oven, four ring hob and extractor. Double glazed window to rear. Double panelled radiator. Coving to skimmed ceiling. Splash back tiling. Boiler. Downlighters.

## CLOAKROOM

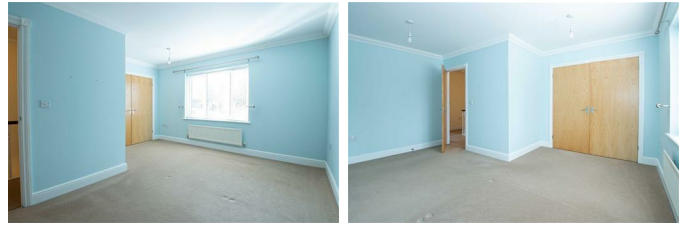
Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Radiator. Frosted double glazed window to side. Coving to skimmed ceiling.

## FIRST FLOOR LANDING



Doors to all rooms. Radiator. Coving to skimmed ceiling. Door to airing cupboard housing radiator and storage.

## BEDROOM ONE 14'9 x 11'6 (4.50m x 3.51m)



'L' shaped.

Radiator. Double glazed window to rear. Double built in wardrobe. Coving to skimmed ceiling.

## BEDROOM TWO 12'3 x 9'0 (3.73m x 2.74m)



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

## BATHROOM



Three piece suite comprising panelled bath with wall mounted shower, low level wc and pedestal wash hand basin. Radiator. Shaver point. Extractor. Skimmed ceiling with downlighters. Frosted double glazed window

## ALLOCATED PARKING

Allocated parking and visitor parking

## COUNCIL TAX BAND

Council tax band B. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

## LEASE DETAILS

The seller advises us that there are 106 years left on the lease, the service and maintenance charges are £1859 pa.

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.

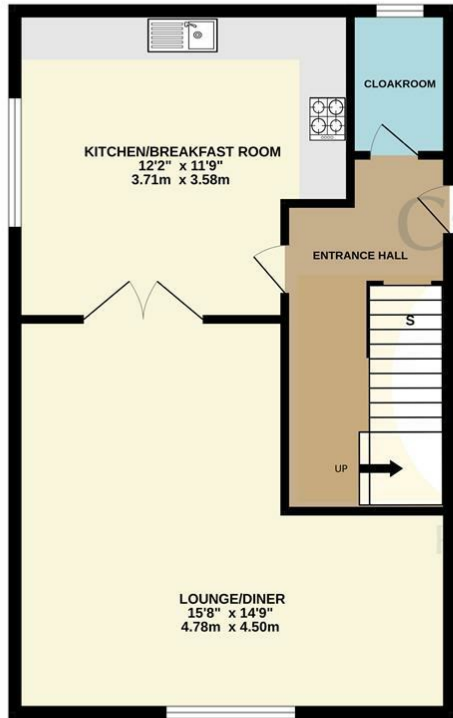
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

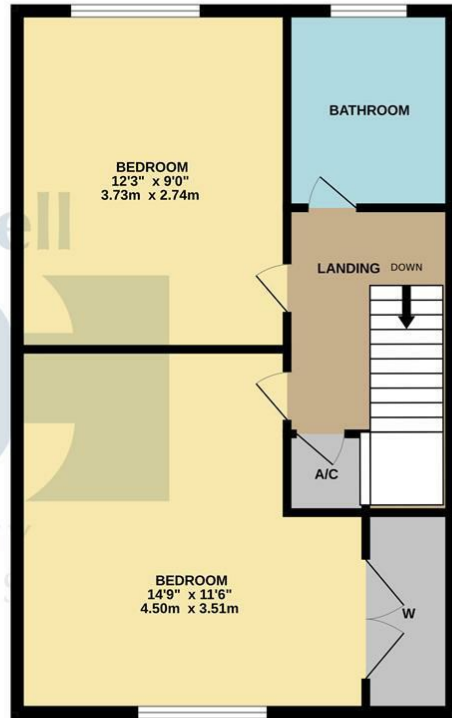
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

# Floor Plan

GROUND FLOOR



1ST FLOOR

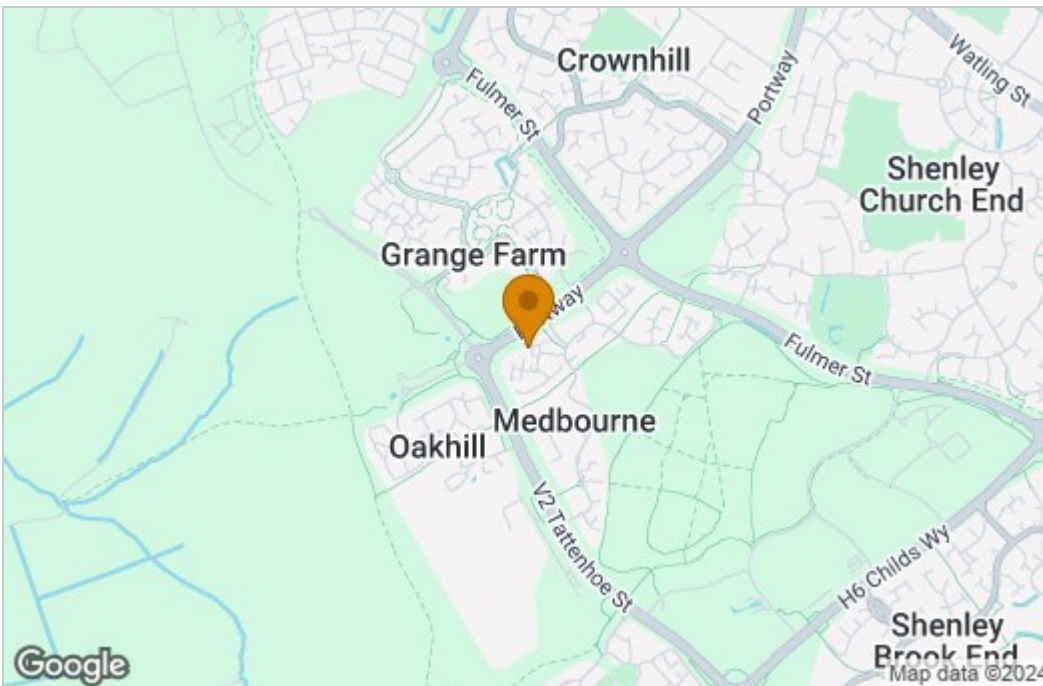


TOTAL FLOOR AREA : 926sq.ft. (86.0 sq.m.) approx.

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) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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