

# Cauldwell

PROPERTY SERVICES



## Flat 14 Holly House. 2 Wizard Way

Oakgrove, Milton Keynes, MK10 9TW

£299,995



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## ENTRANCE HALL

Via communal areas. Doors to all rooms. Skimmed ceiling. Wall mounted heater. Triple glazed French doors to roof terrace with decking flooring and glass balustrade. Triple glazed window to front. Intercom access. Double door utility airing cupboard. Skimmed ceiling.

## OPEN PLAN LIVING SPACE

23'10" x 13'9" to 9'9" (7.28 x 4.20 to 2.98)

## KITCHEN

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in oven, four ring hob and extractor. Under unit lighting. Built in dishwasher and fridge freezer. Triple glazed window to side. Skimmed ceiling with inset lighting.

## LOUNGE AREA

Triple glazed French doors to balcony with glass balustrade. Triple glazed window to front. Wall mounted heater.

## BEDROOM ONE

16'8" x 8'3" (5.09 x 2.54)

Double wardrobe with sliding doors. Triple glazed window to side. Skimmed ceiling. Wall mounted heater. Door to ensuite.

## ENSUITE

Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin. Skimmed ceiling with inset lighting. Heated towel rail.

## BEDROOM TWO

10'5" x 9'8" (3.20 x 2.97)

Triple glazed window to front. Wall mounted heater.

## BATHROOM

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

## OUTSIDE

Allocated parking. Communal bin and bicycle store.

## NOTES

The apartment has lift access.

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** - 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

Tel: 01908 304480



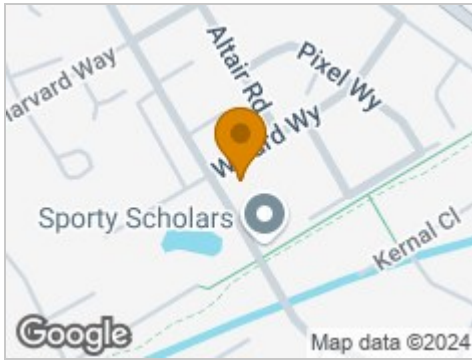
and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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We routinely refer customers to Franklins solicitors, Key Conveyancing 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



## Road Map



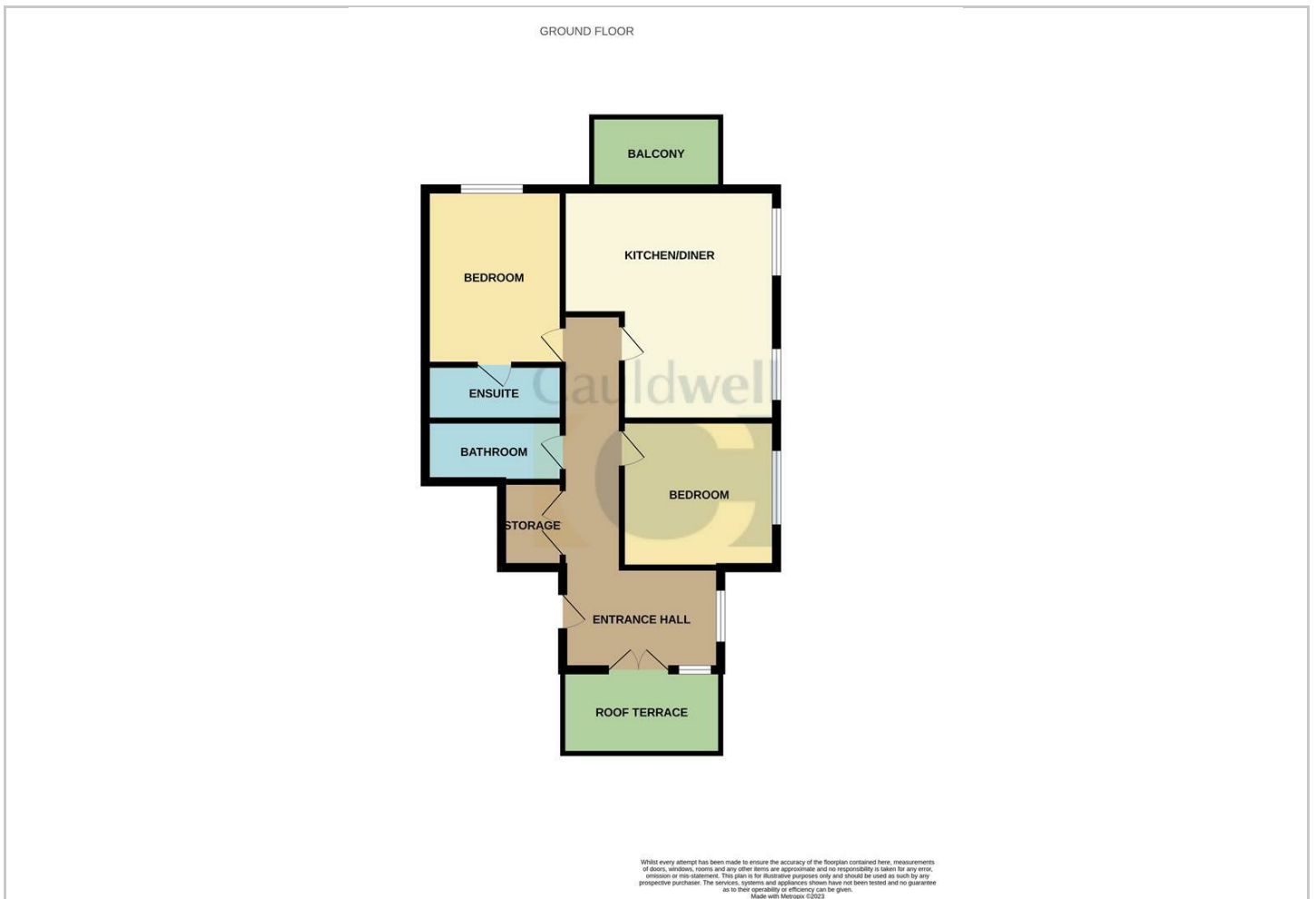
## Hybrid Map



## Terrain Map



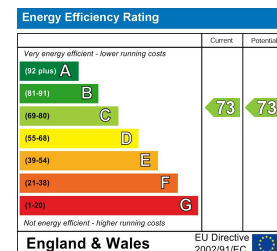
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## 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.