



## 44 Felsted, Milton Keynes, MK7 8FE

Offers Over £299,995



Cauldwell Property Services are delighted to offer for sale this spacious, high-quality apartment, partially overlooking Caldecotte Lake and constructed by McCann Homes in 2008. The lease has approximately 134 years remaining and the building has been upgraded to comply with current fire safety regulations. This well-maintained property boasts premium finishes, convenient access to two lifts, a secure central post box area and secure underground parking with electronic gated access offering parking for both cars and bicycles.

### Key Features:

- Modern Open-Plan Living: The open-plan kitchen, dining, and living area including a Juliette balcony, with partial lakeside view. The kitchen has been recently updated with integrated appliances, ceramic sink and drainer unit and a breakfast bar.
- Primary Suite: The generously sized main bedroom, with en-suite bathroom, has a Juliette balcony with partial lake views and a picture window

- Lakeside apartment
- Secure underground parking
- Ensuite to main bedroom
- Audio and video entry system
- Council tax band D
- Two double bedrooms
- Open plan living space
- Two service lifts
- Viewing recommended to fully appreciate this apartment
- Energy rating B

