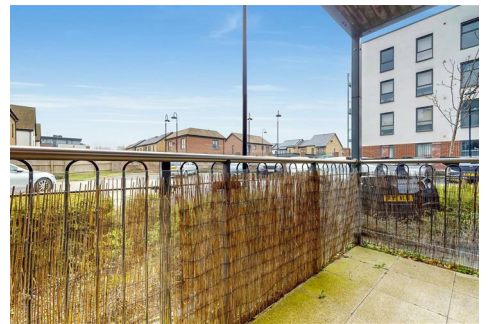




# Cauldwell

PROPERTY SERVICES



## Flat 5, 29, Clarke House Atlas Way, Oakgrove, MK10 9SG

### £179,995

This stunning luxury ground floor apartment, where modern living meets timeless design. The expansive open-plan living area is flooded with natural light, that seamlessly blend the indoors with the outdoor landscape.

The living area boasts a stylish fitted kitchen with integrated appliances and a doors open onto a balcony where you can unwind or perfect for entertaining.

The apartment includes luxurious finishes such as Amtico flooring, a double built in mirror fronted wardrobe to the principal bedroom, a quality three piece bathroom and allocated parking. This ground floor apartment, offered for sale with no upward chain is located within the highly desirable area of Oakgrove.

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.

We have been advised by the vendor of the following charges. 250 year lease with 238 years remaining. £150 per annum ground rent. £1,513.74 service charge per annum. Details to be verified.

Council tax band: A  
Energy rating: B

## **ENTRANCE HALL**

Door from communal hallway. Electric wall mounted heater. Secure entry phone system. Utilities cupboard housing megaflow system and washing machine. Amtico flooring.

## **OPEN PLAN KITCHEN/DINING/LIVING SPACE 19'0" x 10'7" (5.81 x 3.25)**

Double glazed windows and door to rear. Double glazed window to side. Television point Internet point. Electric wall mounted heater.

## **KITCHEN AREA**

Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Under cupboard lighting. Electric oven and hob with extractor hood over. Integral dishwasher and fridge freezer. Amtico flooring.

## **BALCONY**

Glass balustrades to both sides. Paved flooring.

## **BEDROOM 15'1" x 8'11" max (4.61 x 2.73 max)**

Double glazed obscure window to rear. Electric wall mounted heater. Built in double wardrobe with mirrored sliding doors.

## **BATHROOM**

Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc with recess cistern. Wall mounted mirror. LED lighting. Electric shaver point. Heated towel rail. Amtico flooring.

## **OUTSIDE**

Allocated parking for one car in residents car par.

## **Lease Information**

The vendor has informed us that there is 238 years remaining on the 250 year lease. The ground rent is £150 per annum. The Service charge is £1315.74 per annum. This information has not been verified and must be confirmed before proceeding to purchase.

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

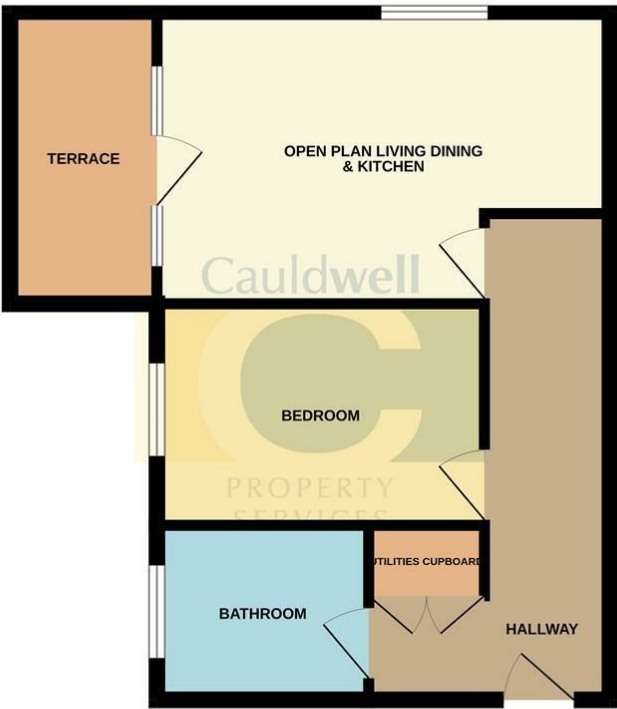
clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

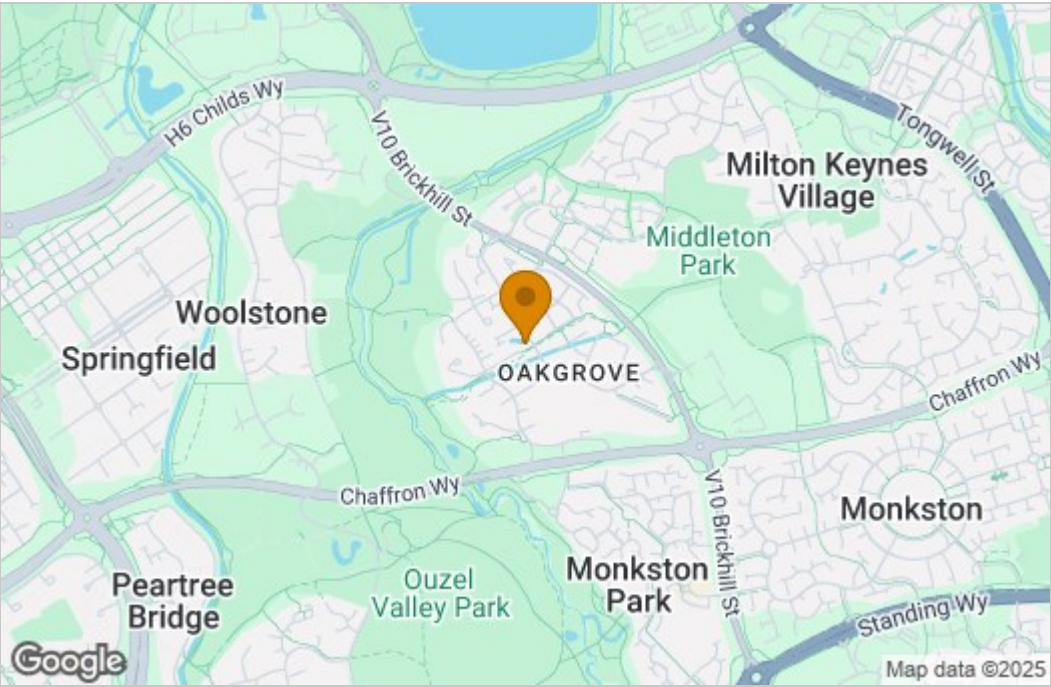


Floor Plan

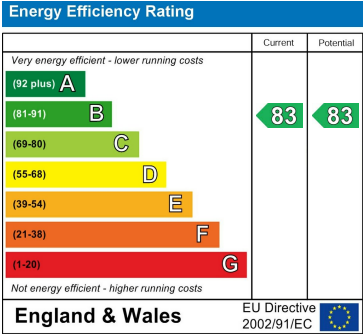


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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