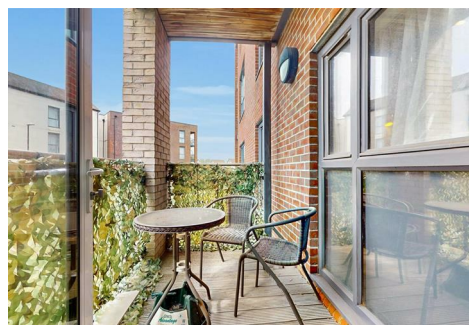


# Cauldwell

PROPERTY SERVICES



**14 Atlas Way, Milton Keynes, MK10 9SP**

**£279,999**

Offered to the market with no onward chain, this well-presented first-floor apartment is situated in the sought-after Oak Grove development. The property features two generous double bedrooms, including an en-suite to the main bedroom, and a separate family bathroom.

A spacious open-plan living and dining area seamlessly connects to a modern fitted kitchen and opens onto a private balcony — perfect for relaxing. Additional benefits include a good-sized entrance hall, a utility storage cupboard, and allocated parking.

Ideally located within walking distance to local supermarkets, shops, and highly regarded schools, this is an excellent opportunity for first-time buyers, downsizers, or investors alike.

Energy rating: C  
Council tax band: B

## **ENTRANCE HALL**

Entered via door from communal hallway. Walk in utilities cupboard housing washing machine, hot water cylinder and storage space. Electric heater. Entry phone system.

## **LIVING/DINING ROOM 16'7" x 11'8" (5.08 x 3.56)**

Double glazed windows to front and side. Double glazed door to side leading to balcony. Two electric heaters. Television and internet point. Opening to kitchen area.

## **KITCHEN AREA 10'9" x 7'9" (3.29 x 2.37)**

Double glazed window to front. Fitted with wall and base units with worksurfaces and under cupboard lighting. One and half bowl sink drainer unit. Electric oven and hob with extractor hood over. Integral fridge freezer. LED lighting.

## **BEDROOM ONE 11'3" x 10'8" (3.44 x 3.26)**

Double glazed window to side. Built in wardrobes. Electric heater. Door to ensuite.

## **ENSUITE**

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc with recess cistern. Electric shaver point, Heated towel rail. Extractor fan. LED lighting

## **BEDROOM TWO 11'6" x 10'7" (3.51 x 3.25)**

Double glazed window to front. Electric heater.

## **BATHROOM**

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and shower over with glass screen, wash hand basin and close coupled wc with recess cistern. Shaver point. LED lighting. Heated towel rail. Extractor fan.

## **OUTSIDE**

Allocated parking for one car with visitor spaces available.

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

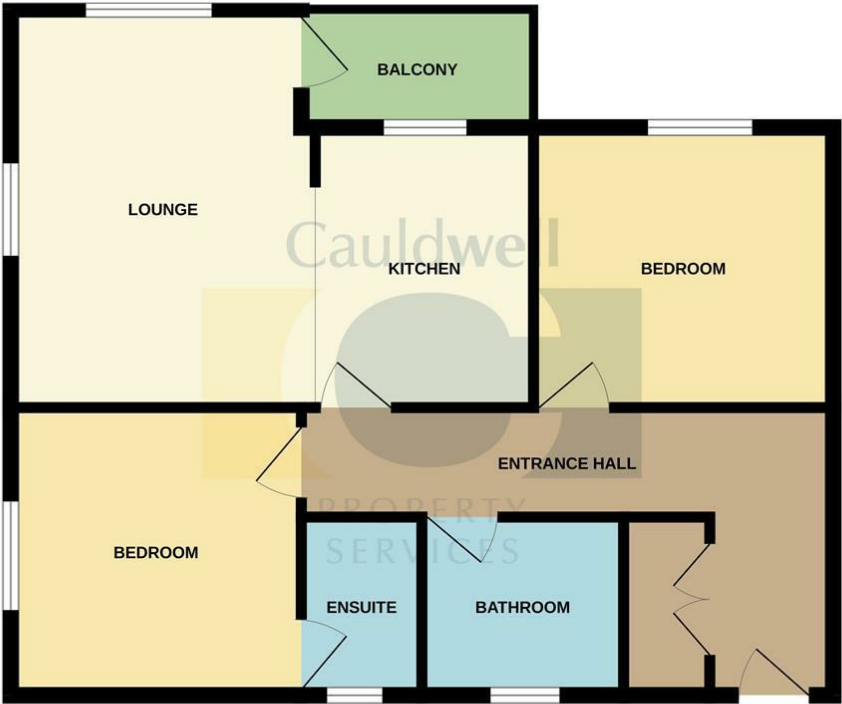
LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them 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.

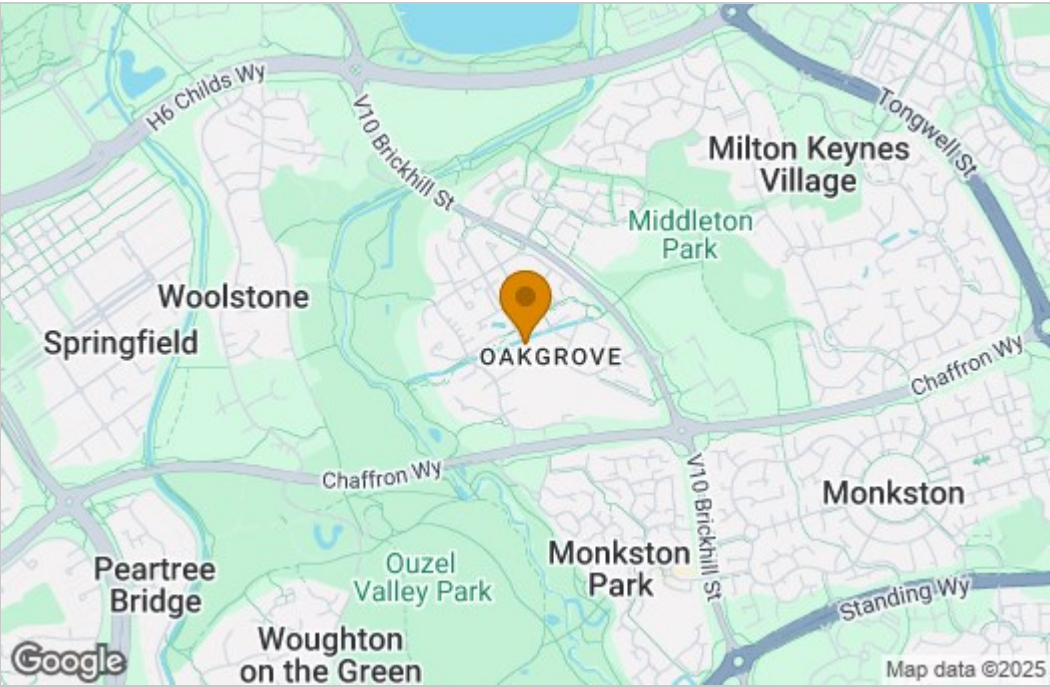
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

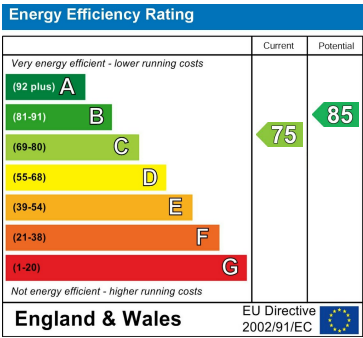


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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