



Cauldwell

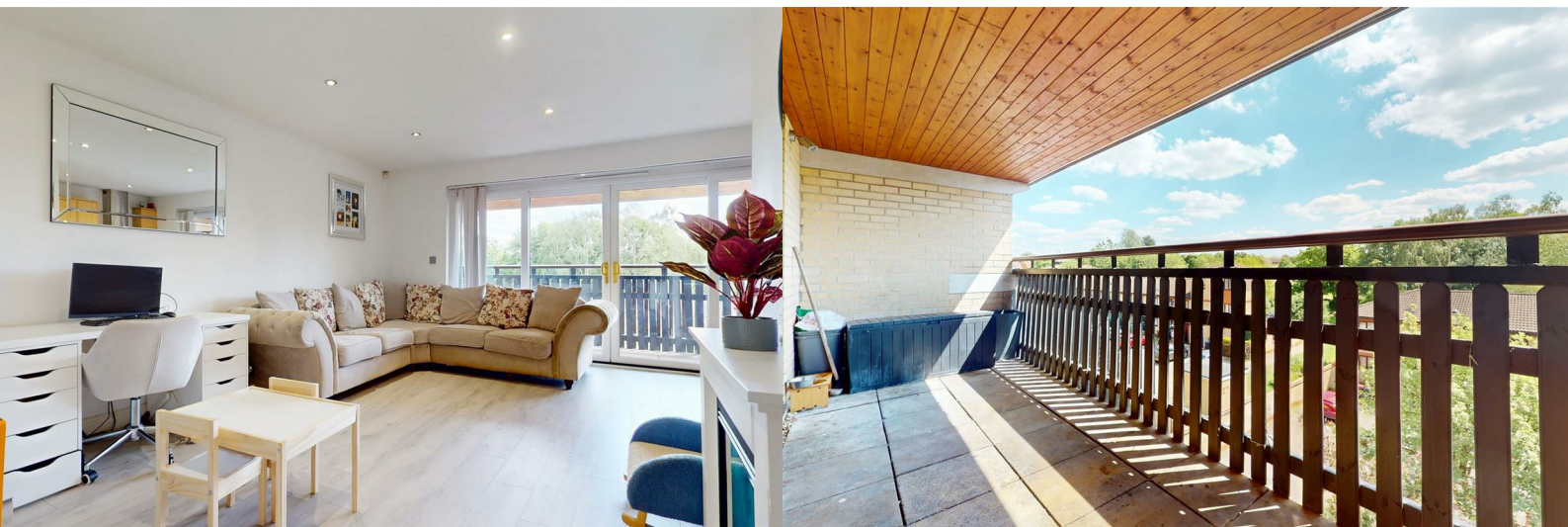
PROPERTY SERVICES



8e Boycott Avenue

Oldbrook, Milton Keynes, MK6 2JX

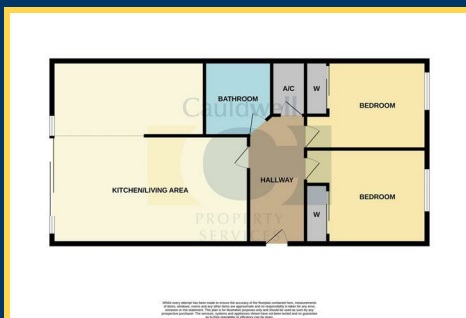
£127,500



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ENTRANCE

Entrance through communal door with entry phone system. Entrance to apartment through front door into entrance hall. Access to loft private and part boarded loft space. Airing cupboard.

OPEN PLAN LIVING SPACE

16'7" x 11'3" (5.08 x 3.45)

Double glazed sliding doors to the rear. TV and internet connection points. Electric fireplace. LED lighting. Opening to kitchen.

BALCONY

South facing. Railings. paved. Outside lighting,

KITCHEN

11'8" x 6'1" (3.57 x 1.86)

Double glazed window to the front. Fitted with a range of wall and base units. Worksurfaces incorporating stainless steel sink with mixer tap. Electric oven, electric hob with extractor over. Plumbing for washing machine, space for fridge freezer.

BEDROOM ONE

12'4" x 8'8" (3.77 x 2.65)

Double glazed window to the front. Electric heater. Built in double wardrobe.

BEDROOM TWO

12'5" x 8'7" (3.79 x 2.64)

Double glazed window to the front. Electric heater. Built in double wardrobe.

BATHROOM

Bath with mixer tap and shower over with fitted glass shower screen. Wash hand basin with mixer tap. Low level wc,

OUTSIDE

Private storage room located on ground floor. garage which is plastered with up and over door to front. Allocated parking for one car.

No lease details

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.

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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



Road Map



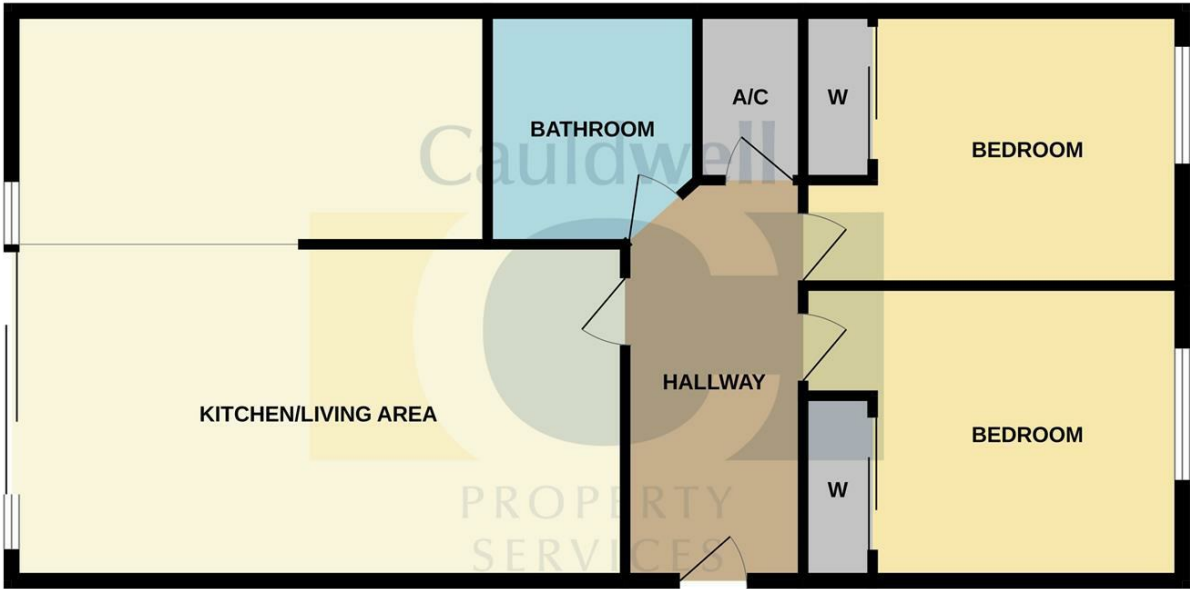
Hybrid Map



Terrain Map



Floor Plan

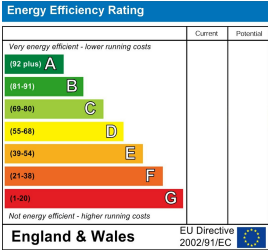


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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