



Cauldwell

PROPERTY SERVICES



16 Argus Way, Milton Keynes, MK10 7LA

£265,000

An excellent opportunity for first-time buyers, this two-bedroom semi-detached home in the popular Brooklands development is offered on the 80% fixed equity scheme—providing an affordable and straightforward way onto the property ladder, with no hidden costs, additional fees, or shared ownership arrangements.

The accommodation is well laid out and includes two double bedrooms served by a modern fitted bathroom on the first floor. On the ground floor, the entrance hall gives access to a fitted kitchen, a handy storage cupboard, and a cloakroom. To the rear, a light and spacious living/dining room opens onto the garden.

Outside, the property benefits from a surprisingly generous rear garden for this style of home, while to the front there is side-by-side driveway parking for two vehicles.

Brooklands is a well-regarded location, offering excellent amenities on the doorstep. Schools for all ages are just around the corner, Kingston District Shopping Centre is within walking distance, and mainline train stations and motorway links are only a short drive away—ideal for commuters.

This home combines affordability, convenience, and modern living, making it a fantastic step onto the housing market.

ENTRANCE HALL

Double glazed door to front. Radiator. Storage cupboard housing combination boiler.

KITCHEN 8'8" x 6'3" (2.66 x 1.92)

Double glazed window to front. Fitted wall and base units with worksurfaces incorporating sink drainer and mixer tap. Electric oven and gas hob with extractor hood over. Integral fridge freezer and dishwasher. Under cupboard lighting.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

LIVING ROOM 15'3" x 12'11" (4.67 x 3.94)

Double glazed French doors and windows to rear. Television point. Internet points. Two radiators. Understairs storage cupboard. Further cupboard housing plumbing for washing machine.

FIRST FLOOR LANDING

Stairs from living room.

BEDROOM ONE 13'2" x 9'3" (4.01m x 2.82m)

Two double glazed windows to front. Radiator.

BEDROOM TWO 13'0" x 8'4" (3.97 x 2.55)

Double glazed window to rear. Radiator. Understairs storage cupboard.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower with screen, wash hand basin and close coupled wc. Cabinet. Radiator. Shaver point. Extractor fan.

FRONT GARDEN

Block paved driveway for two cars.

REAR GARDEN

Rear width patio area leading to lawn with mature flower beds and borders. Timber shed

Yearly development charge £140.00.

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

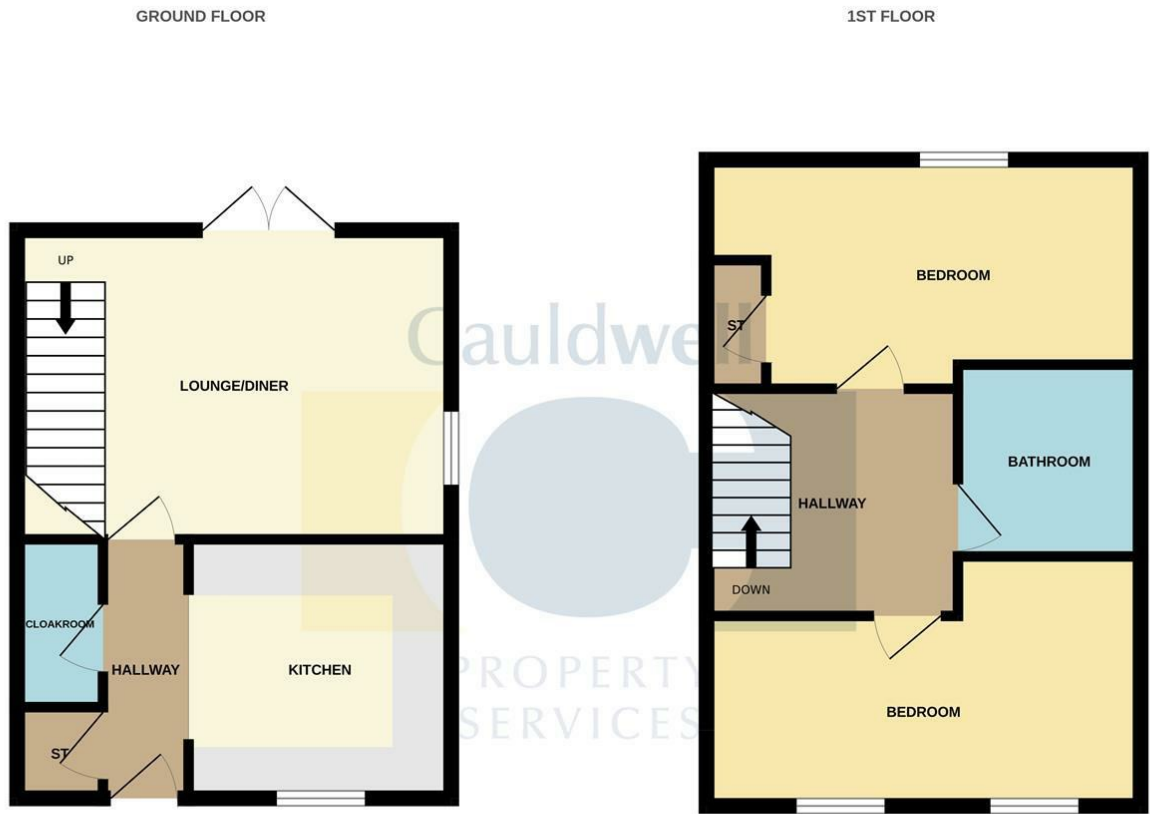
clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

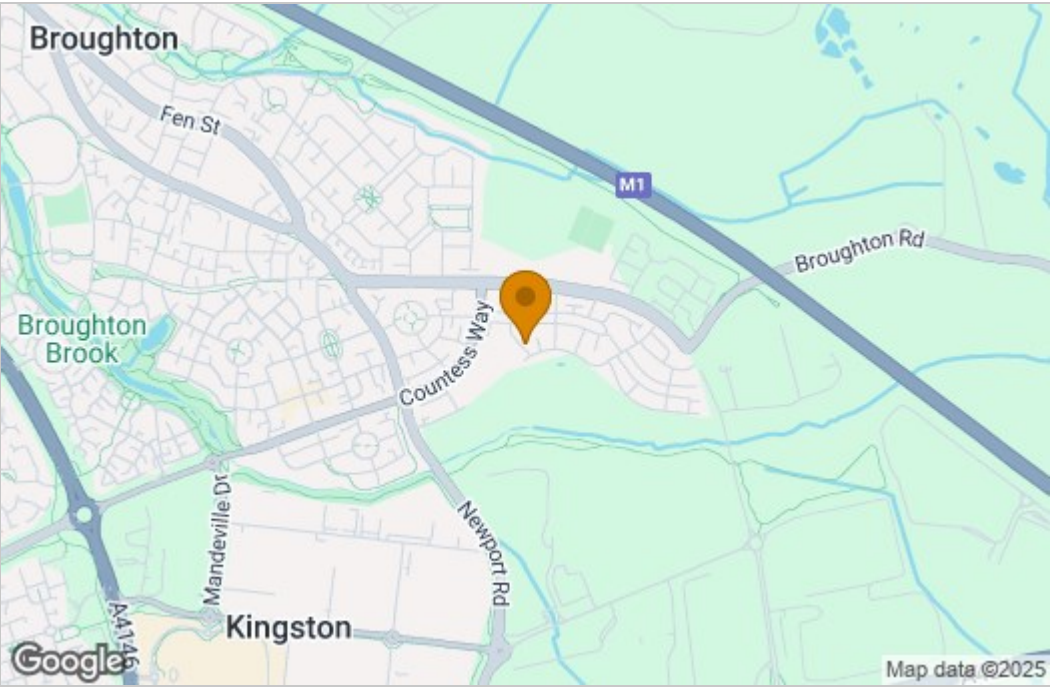


TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.

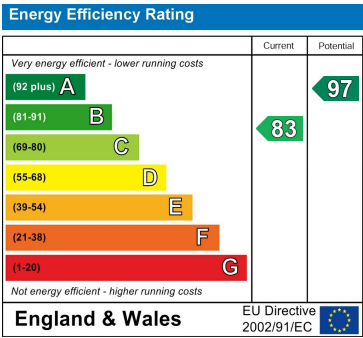
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2025

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.