

LANES

SALES & LETTINGS

Laura Hughes
Lettings Consultant

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Tel: 01908 508032

Email: laura@lanesmk.co.uk



45 Felsted, Caldecotte, Milton Keynes, Buckinghamshire, MK7 8FD

Prestigious two bedroom apartment with furnishings situated on arguably Milton Keynes premier residential location of Caldecotte Lake. Supplying fabulous lake walks yet a short drive to Central Milton Keynes. The apartment is a stand alone 3 storey building of only 21 located next to Milton Keynes yacht club on the edge of Caldecotte Lake. Finished to a high specification with open plan design, these really are stunning rental opportunities. **additional monthly utility charge of £245 to include gas, electric and water. Council tax payable by tenant

Available the beginning of December

(Please note the photos shown may not be of the actual apartment available although all are very similar.)

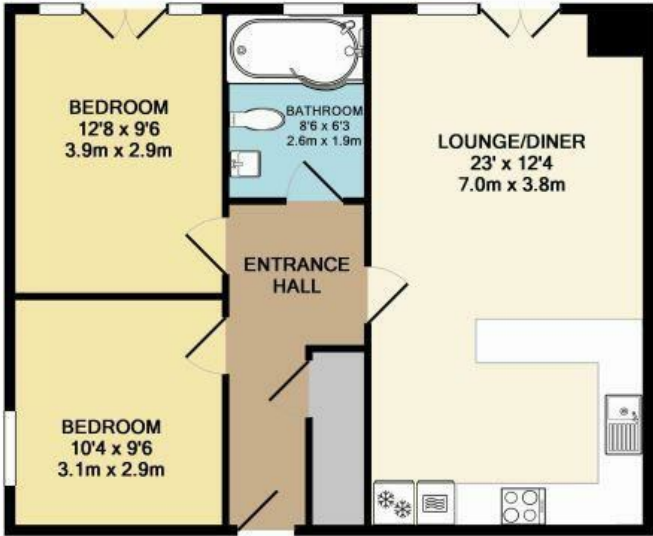
Professionals only

Council Tax Band C

- Two Double Bedrooms
- £245 Monthly Utility Charge
- Close To Caldecotte Lake
- Top Floor Apartment
- Furnished
- Available The Beginning Of December
- Underground Parking
- Built In Appliances
- Council Tax Band C

£1,250 PCM

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14355868
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TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
80	81
England & Wales	
EU Directive 2002/91/EC	