



Felsted, Caldecotte, Milton Keynes MK7 8FE

welcome to

Felsted, Caldecotte, Milton Keynes

A SUPBERB executive 4 STOREY home situated with outstanding VIEWS across Caldecotte lake with accommodation comprising of Entrance hall, cloakroom, dining room, kitchen / breakfast room, lounge, entertainment room, GUEST ROOM, two further bedrooms & MASTER SUITE.

Entrance Hall

Entrance door. Stairs to first floor. Carpet. Under stairs storage cupboard. Radiator. Door to cloakroom, dining room and kitchen/breakfast room.

Cloakroom

Two piece suite comprising concealed cistern wc and floating wash hand basin. Extractor fan. Heated towel rail. Ceramic tiled splashbacks and laminate flooring.

Dining Room

10' 10" x 14' 7" (3.30m x 4.45m)
Double glazed window to front aspect. Carpet. Radiator.

Kitchen / Breakfast Room

14' 5" x 16' 9" (4.39m x 5.11m)
Twin double glazed window to rear aspect. French doors leading to a split level terrace overlooking Caldecotte Lake with private access to the lakeside. Double glazed window to rear aspect. Fitted with a range of wall and base units with granite work surfaces and a fitted double oven & grill. Sink with mixer tap. Integrated Fridge, freezer & dishwasher. Space for washing machine. Central island with base units, granite work surface, ceramic hob with extractor above. Tiled flooring. Inset spot lights.

First Floor

Stairs to second floor. Double built in airing cupboard. Telephone entry phone. Door to living room and separate lounge.

Lounge

16' 5" x 15' 5" max (5.00m x 4.70m max)
Two sets of double glazed French doors to balcony overlooking Caldecotte Lake. Telephone point.

Television point. Two radiators. Four contemporary ceiling lights. Carpet.

Entertainment Room

14' 6" x 18' 4" (4.42m x 5.59m)
French doors to Juliet balcony. Two radiators. Television point. Double glazed window to front aspect. Carpet.

Second Floor

Radiator. Telephone entry phone. Stairs to third floor. doors to guest room, bedrooms 2, 3 & bathroom.

Guest Room

Irregular Shaped Room 14' 7" x 16' 4" (4.45m x 4.98m)
Twin double glazed window to rear aspect overlooking Caldecotte lake. Radiator x2. Carpet. Door to en-suite.

Ensuite

Three piece suite comprising glass double shower cubicle with shower, low level wc and wash hand basin. Heated towel rail. Shaver point. Extractor fan. Inset lights. Laminate flooring. Partly tiled walls.

Bedroom 2

14' 8" x 8' 11" (4.47m x 2.72m)
Juliet balcony & double glazed French doors to front aspect. Radiator. Carpet.

Bedroom 3

12' 9" x 9' 2" (3.89m x 2.79m)
Double glazed window to front aspect. Radiator. Carpet.

Bathroom

Three piece suite comprising full bath, low level wc and wash hand basin. Heated towel rail. Shaver



point. Extractor fan. Tiled floor. Partly tiled walls.

Third Floor

Telephone entry phone. Door to master bedroom.



Master Suite

Irregular Shaped Room 17' 1" max x 21' 1" max (5.21m max x 6.43m)

Dressing area. Step up to patio doors out to balcony with views of Caldecotte lake. Carpet. Radiator. Eaves storage. Restricted ceiling height. Skylight. Door to en-suite bathroom.

Ensuite

Glass shower enclosure. Tiled splash backs. Laminate flooring. Low level WC. Floating vanity unit with ceramic sink and chrome mixer tap. Spotlights. Heated towel rail. Shaver point.

External

Split level terrace to the ground floor with direct access to the lake. Balcony to the first and third floors. Underground lockable storage unit.

Parking

Lockable underground parking space with private security gate.

Agents Note

We have been advised that this property is leasehold 999 years from 1st January 2008 & annual ground rent £120.00 approx & service charge of £1000,00 payable to Warwick Estates. We have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.



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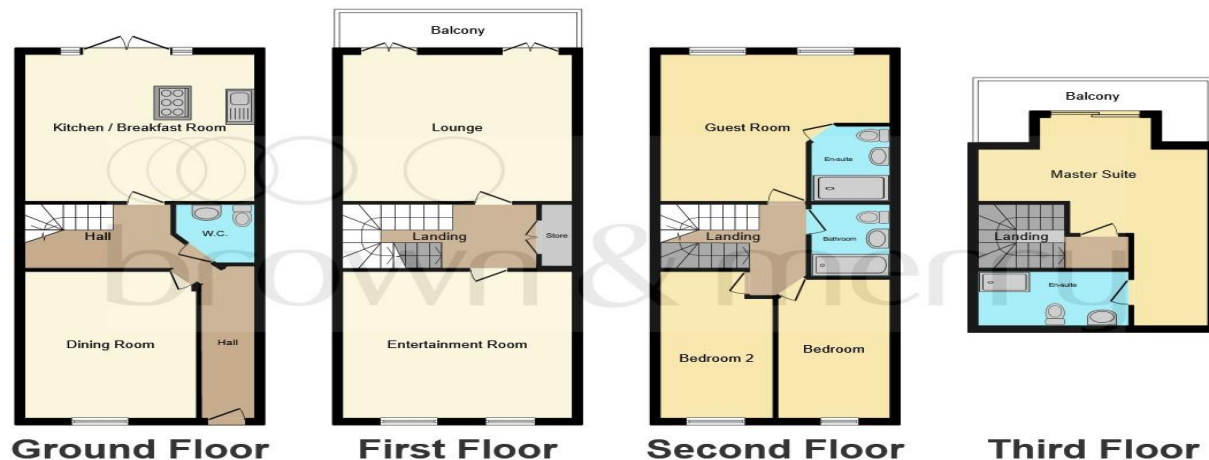
welcome to

Felsted, Caldecotte Milton Keynes

- EXECUTIVE FOUR STOREY MODERN TOWN HOUSE
- BALCONIES & TERRACES OVERLOOKING THE WATER
- QUALITY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM AND GUEST BEDROOM WITH EN SUITE BATHROOMS
- SOUGHT AFTER LOCATION WITH POPULAR SCHOOL CATCHMENT

Tenure: Leasehold EPC Rating: C

£875,000



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:
WOS104989 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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