



**christopher  
rose**  
estate agents

FREE MARKET APPRAISALS  
01908 904222

**28 Felsted, Caldecotte, Milton Keynes, MK7 8FE**  
guide price for the leasehold £425,000



A stunning executive apartment enjoying views across Caldecotte Lake. This really is a lifestyle apartment situated on a sought-after development built by Messrs McCann Homes and is on the fringe of Milton Keynes with lovely walks on your doorstep, a short walk to Bow Brickhill rail station provides access to Bletchley Railway Station (two stops) which offers a fast and frequent service into London Euston and the North. Junction 13 and 14 of the M1 motorway are just a few miles distant and the A5 trunk road is just a mile or so away.

The apartment has a spacious living, dining, kitchen area with generous balcony off of the living area enjoying a seating and dining area making it ideal for relaxing or entertaining. From the balcony you can enjoy a view of Caldecotte Lake. There is also a separate utility room, a master bedroom with en-suite facilities which enjoys lakeside view, a second double bedroom which would also make for a great home office which has similar lakeside views, family bathroom, allocated secure under cover parking. An early viewing is strongly recommended.

### **Accommodation**

Entering via a communal foyer you can either take a flight of stairs or a lift to the first floor and at the end of the corridor you will find number 28 with a solid wood entrance door providing access to:

#### **Reception Hall**

Video entry system hand set, airing cupboard housing control system for heating and hot water supply, there is also shelving for linen. Further along the hallway is a double-glazed window to side aspect affording partial lake views, radiator. Door leads to:

#### **Utility room 8'10 maximum x 8'10 maximum (see floor plan)**

Counter top with cupboards over, space and plumbing for automatic washer dryer, space for floor mounted fridge, double-glazed window to side aspect affording views of lake, radiator.

#### **Open plan Living/Dining/Kitchen Space 26'10 maximum x 24' maximum (see floor plan)**

#### **Dining Area**

Two double-glazed windows to side aspect, central heating programmer and timer, radiator.

#### **Kitchen Area**

Single drainer stainless steel sink unit with mixer taps inset to work surface, range of base and eye level units, extra wide pan and cutlery drawers, integrated appliances comprise of four ring hob, oven, microwave and extractor canopy all from the Neff range, fridge freezer, double-glazed window to side aspect.

#### **Living Area**

Light, airy, dual aspect living space with double-glazed windows to side and rear aspect both affording lake side views. Double-glazed door leads to:

#### **Balcony 22' x 10'9**

A superb outdoor space, sufficiently large to house a seating area and outside dining area enjoying views to all aspects across Caldecotte Lake. Two outside lights, extensive decking, glazed panels provide a safety barrier without interrupting the views.



**Bedroom One 12'7 x 10'11**

Built in wardrobes with glass and mirror doors and integral drawer unit, double-glazed windows enjoying panoramic views of Caldecotte Lake, radiator. Door to:

**En-suite shower room 8'4 maximum x 5'6 (see floor plan)**

Double bay fully tiled shower cubicle with glazed splash screen and door. Vanity unit with storage cupboard and wash hand basin set atop with mixer taps, WC, electric shaver point, extensive complementary tiling, downlighters, heated towel rail.

**Bedroom Two 17'10 maximum x 13'5 (see floor plan)**

One single and one double fitted wardrobe, double-glazed window affording lake side views, radiator.

**Family Bathroom 9'6 x 6'10**

Suite of panelled bath with mixer taps, wash hand basin with mixer taps set atop vanity unit with storage cupboard under. WC, extensive complementary tiling, twin bathroom cabinets, electric shaver point, double-glazed window to side aspect, heated towel rail.





# christopher rose

property consultants

**Gloucester House**  
**399 Silbury Boulevard**  
**Central Milton Keynes**  
**MK9 2HL**

t 01908 904222

f 01908 904242

e [info@christopherrose.co.uk](mailto:info@christopherrose.co.uk)

w [www.christopherrose.co.uk](http://www.christopherrose.co.uk)

Christopher Rose Property Consultants Limited  
Registered in England & Wales. Company no. 7019781



## General

Mains services are supplied to the block and each apartment has a metered supply for gas, electricity and water which includes an apportionment of the same costs for the communal areas which is in addition to the service and management charges. We understand the service charge includes communal areas in terms of cleaning, car parking, lift maintenance, buildings insurance and window cleaning. Council Tax band D, energy rating E. All viewings are strictly by appointment only.

## Agents Notes

The property is leasehold, the original length of the lease was 150 years of which 136 years are unexpired. We understand the ground rent is £250 per annum paid in two instalments of £125. The service charge we understand is £3560 per annum.

Please note we have not personally seen sight of the lease or management accounts and the aforementioned information should be ratified by your legal representative once in possession of the lease and the management company accounts.

## About the Area

Caldecotte is situated to the south-west on the fringe of the new town Milton Keynes, not far from Bow Brickhill with pleasant woods for walks and a railway station for local train connections. At the heart of Caldecotte lies the lake and much of the housing has been built with the views across it in mind. The lake is used by a number of local clubs for rowing and other water sports and on one side of the lake is a popular family restaurant and hotel. Families are particularly drawn to the area for its good school catchment. Local shopping facilities can be found in nearby Walnut Tree at the local centre, with a parade of shops and a family pub with restaurant.

Nearby Central Milton Keynes has extensive shopping and leisure facilities to cater for all needs, including high street brand shops, boutiques, restaurants, cafés, bars, nightclubs, a well-attended theatre, indoor ski dome and multiplex cinema, to name but a few of the attractions. Central Milton Keynes train station provides fast and frequent services into London Euston and the North of England and Junction 14 of the M1 motorway and the A5 trunk road are in close proximity.

## Direction

From Central Milton Keynes head west on the H5 Portway to the roundabout junction with the A5 trunk road and take the first exit heading south. Follow this road until you reach a large roundabout and take the first turning left signposted Bow Brickhill and Bedford. After approximately half a mile at the small roundabout continue straight ahead, cross the railway and take the first turning left into Caldecotte Lake Drive, at the large roundabout take the

second exit onto Monellan Grove. Follow this road and at the bottom bear left into Felsted and the block of flats will be in front of you, please use one of the visitors parking spaces opposite. A representative from Christopher Rose will be waiting to greet you in the foyer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For full EPC visit:  
[www.christopherrose.co.uk](http://www.christopherrose.co.uk)

Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches.

XXXX Printed by Ravensworth 01670 713330