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estate agents

FREE MARKET APPRAISALS  
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**Woodward Place, Loughton Lodge, Milton Keynes, MK8 9LG**  
Offers in excess of £500,000 leasehold



We are delighted to have been favoured with the instruction on this immaculate, spacious first floor apartment situated within the gated complex of just 36 high end apartments divided into four blocks, surrounded by landscaped communal grounds and two well stocked ponds. When you enter the private road via the gated access you are aware you are somewhere quite special.

Immediately to the rear of the development are some lovely nature walks and Lodge Lake, yet you are only a ten-minute walk from Central Milton Keynes rail station offering fast and frequent services into London Euston (32 minutes) and the north of England.

The current owners have invested significantly to upgrade the kitchen, bathrooms, flooring and décor to provide a true representation of a turnkey property.

### **Accommodation**

Solid wood entrance door leading to:

#### **Entrance Hall 27' x 4'1**

Large walk-in storage cupboard, coving, Dimplex convector heater, twin doors to:

#### **Living/Dining Room 28'6 x 12'8 maximum narrowing to 12'2**

A superb triple aspect room with full height double-glazed windows, high ceilings, further double-glazed window, four wall light points, two wall mounted Dimplex convector heaters, coving.

As well as proving an abundance of light, the windows afford views over well-tended communal grounds and have a 3M internal film over the glazed panels which assist heat retention in the winter and deflects heat from the outside during the summer months creating a perfect ambient temperature. There is a single double-glazed door which leads to:

#### **Balcony 17'10 x 5'5**

A glazed and timber balcony providing an ideal external entertaining space perfect for al fresco dining or a glass of wine in the evening enjoying views over communal grounds and pond.

#### **Kitchen 11'11 x 10'2**

Re-fitted in a comprehensive range of contrasting high gloss base and eye level units, extensive Corian worktops with inset sink and drainer and Corian splashbacks, range of integrated appliances comprising double oven and grill, microwave, coffee machine, fridge/freezer, dishwasher, induction hob and extractor fan, tiled floor, double-glazed



window to side aspect affording garden views, heated towel rail.

### **Master Bedroom 11'11 x 10'2 plus dressing area**

Coving, full height double-glazed window to side aspect, wall mounted convector heater, opening to:

### **Dressing Area 6'9 x 3'9 minimum (plus wardrobe depth)**

Twin built-in double wardrobe, coving, double-glazed window to side aspect.

### **En-Suite Shower Room 8'2 maximum reducing to 6'5 x 5'8**

Double bay shower cubicle with fixed drench head shower and diverter, glazed splash screen and door, wash hand basin inset to counter top with cupboards under, WC with concealed cistern, further storage cupboards, tiled flooring, heated towel rail.

### **Bedroom Two 12'5 x 8'2**

Coving, double-glazed window to side aspect affording garden views, Dimplex convector heater.

### **Bedroom Three 12'5 x 7'6 maximum reducing to 6'1 (see floor plan)**

Coving, double-glazed window to side aspect affording garden views, Dimplex convector heater.

### **Bedroom Four 10'2 x 7'5**

Coving, double-glazed window to side aspect affording garden views, Dimplex convector heater.

### **Family Bathroom 7'4 x 7'4**

Re-fitted with a suite comprising of 'P' shaped bath with mixer taps, separate shower over, glazed splash screen with sliding door, wash hand basin inset to counter top with cupboards under, WC with concealed cistern, storage units at base and eye level, fully tiled floor, extractor fan, fully tiled walls, heated towel rail.

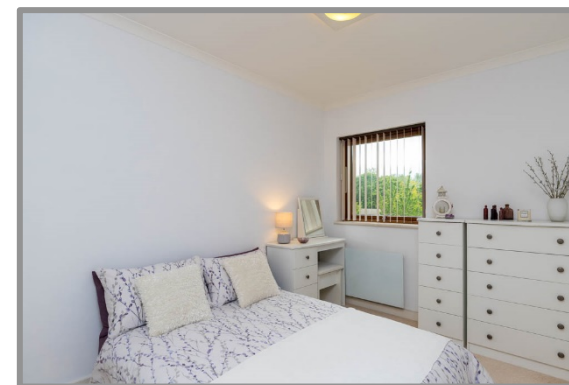
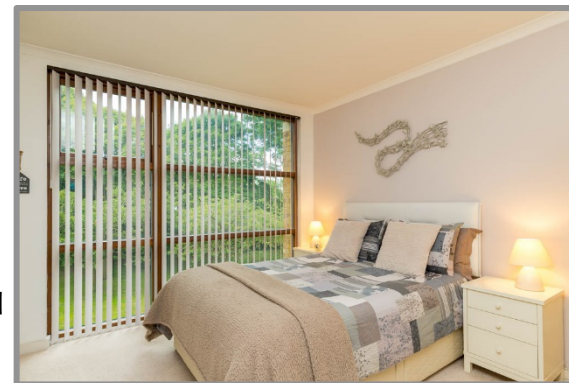
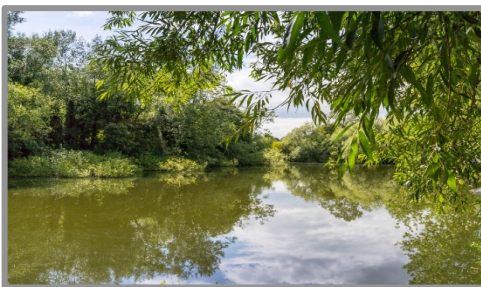
### **Utility Room 4'9 x 4'1**

Work surface with space and plumbing under for washer/dryer, insulated hot water tank, tiled floor, storage unit at eye level, tiled splash backs.

### **Outside**

In addition to the private balcony, the owners of these apartments can enjoy the beautifully landscaped, well stocked gardens and water features. There is an abundance of visitor parking and off-road parking for one car.

### **Single Garage**





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property consultants

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

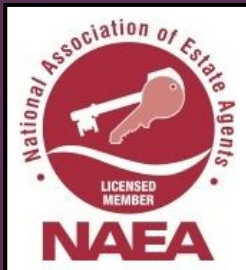
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## general:

All mains services connected except gas. The property is in Council Tax band F. Please note that the built-in appliances have not been tested by Christopher Rose Property Consultants Limited.

## agent's note:

The property is leasehold benefiting from a 999-year lease granted in 1997 expiring in 2996 with 976 remaining. Ground rent and service charges are currently £290 per calendar month. It should also be noted that as an apartment owner you own 1/36<sup>th</sup> of the freehold, the management company is also run by residents and owners

All viewings are strictly by appointment only. In order to be completely transparent, certain suppliers of services such as solicitors, mortgage brokers, surveyors and removal companies may pay Christopher Rose Property Consultants a small introducer's fee for recommending clients to them. Please note that we only deal with long established professional services used long before the introduction of referral fees.

## education:

There are a variety of state and private schools in the local area. For details visit: [www.miltonkeynes.gov.uk/schools-and-lifelong-learning](http://www.miltonkeynes.gov.uk/schools-and-lifelong-learning)

## about area:

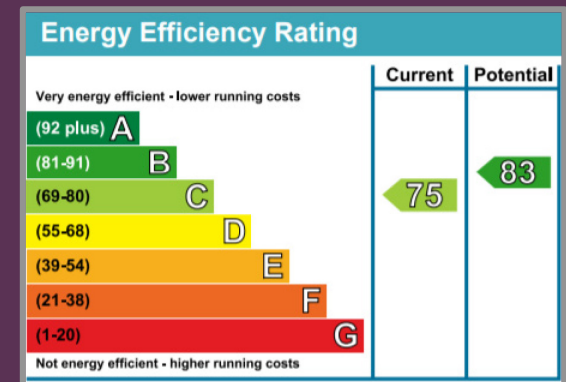
Loughton Lodge is a singular development of exclusive apartments situated behind electric gates and set in extensive well-tended landscaped grounds and a stone-throw to the rear from Lodge lake.

As well as privacy and exclusivity the property is ideally situated within walking distance of Central Milton Keynes rail station whilst the village of Loughton offers two public houses, church, nursery schools and convenience store. Some one mile distant is Milton Keynes renowned under cover shopping centre, theatre, multiplex cinema, indoor ski dome, clubs, cafés, bars, restaurants, and an array of shops from small boutiques to major household names.

This really is ultimate lifestyle property and a viewing is highly recommended.

## directions to the property:

From Central Milton Keynes head north along the H5 Portway to the roundabout junction with the V6 Grafton Street and take the third exit, follow the V6 Grafton Street to the next roundabout junction with the H4 Danstead Way and take the first exit. Continue along this round and take the third turning left onto Bradwell Road and after approximately 150 yards Woodward Place can be found on the right-hand side opposite the national badminton centre. Upon arrival at the private gates, contact our representative who will assist you with parking.



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