



Felsted, Caldecotte, Milton Keynes, MK7 8FE

£265,000

2 2 1



# Felsted, Caldecotte, Milton Keynes, MK7 8FE

## Floor Plan

- Stunning Lakeside Fourth Floor Apartment
- Two Double Bedrooms
- Master Bedroom with En-Suite
- Impressively Sized with Over 750 Square Feet
- Stones Throw from Picturesque Caldecotte Lake
- No Upper Chain
- Open Plan Living, Dining & Kitchen Area Over 20Ft
- Excellent For Commuting to M1
- Close Proximity to Milton Keynes City Centre
- Lift Access

Set on the fourth floor, this impressively sized premium apartment boasts an enviable location just a short stroll from the stunning Caldecotte Lake in desirable Caldecotte, Milton Keynes. With scenic walks, open green space, and waterside views close by, this home offers the perfect balance of modern living and natural surroundings.

Offered to the market with no upper chain in a ready to move in condition, the property presents an excellent opportunity for a stress-free purchase.

Located on the fourth floor and accessible via both lift and stairwell, the apartment is entered through a well-maintained communal hallway. The front door opens into a wide and welcoming entrance hall, featuring a generous storage cupboard and doors leading to all principal rooms.

The heart of the home is a superb open-plan living area measuring over 20 feet in length, offering a stylish and versatile space for contemporary living. French doors open to a Juliet balcony, enhancing the sense of light and openness. The adjoining fitted kitchen features integrated appliances and a breakfast bar, while the generous layout easily accommodates both a comfortable lounge setting and a dining area, perfect for relaxing or hosting guests.

Both bedrooms are comfortable double sized, the master having the benefit of a large L-Shaped en-suite and a further Juliet balcony. Additionally there is a separate family bathroom.

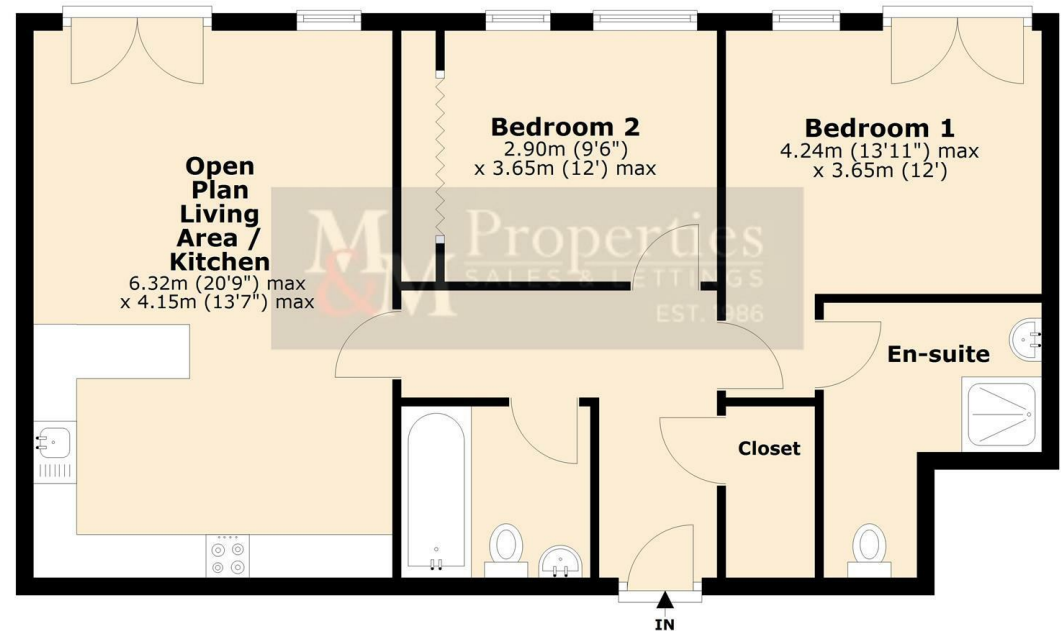
The property benefits from secure underground parking.

Remaining Lease is 132 years.

Service Charge is approximately £4,500 per annum, paid every 6 months.

Ground Rent is £500 per annum.

### Fourth Floor



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

Sales: 01525 377733 - Lettings: 01525 371997

sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

LOCAL PEOPLE WORKING FOR YOU