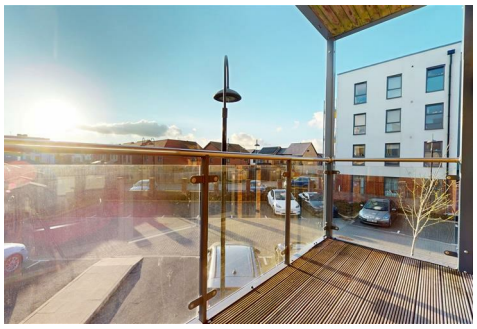
Cauldwell

PROPERTY SERVICES









Flat 9, 29, Clarke House Atlas Way, Oakgrove, MK10 9SG

£175,000

A light and bright, well-presented first-floor apartment situated within the ever-desirable Oakgrove development of Milton Keynes. This attractive home is ideally positioned within short walking distance of local shops, supermarkets, and schools, while also benefiting from easy access to the city centre and mainline train station, both just a short drive away.

The accommodation comprises a spacious double bedroom featuring built-in wardrobe storage, a modern and well-appointed bathroom, and an open-plan living, dining, and kitchen area that creates a welcoming and versatile space for everyday living and entertaining. From the living area, a door opens onto a private balcony, perfect for enjoying some outdoor space. The apartment further benefits from a generous entrance hall with access to a useful utilities cupboard.

Externally, the property offers allocated parking, ample visitor parking nearby, as well as convenient bin and bike storage facilities. Offered to the market with no onward chain, this apartment represents an excellent opportunity for first-time buyers, professionals, or investors alike.

Lease charges £1800 pa
Energy rating: B
Council tax band: A

ENTRANCE HALL
Door from communal hallway. Electric wall mounted heater. Secure entry phone system. Utilities cupboard housing megaflow system.

OPEN PLAN KITCHEN/DINING/LIVING SPACE 19'0" x 10'7" (5.81 x 3.25)
Double glazed windows and door to rear. Double glazed window to side. Television point. Internet point. Electric wall mounted heater.

KITCHEN AREA
Fitted with a range of wall and base units with worksurfaces and one and half bowl sink drainer unit. Under cupboard lighting. Electric oven and hob with extractor hood.

BALCONY
Glass balustrades to both sides. Paved flooring.

BEDROOM 18'4" x 8'11" (5.61 x 2.73)
Double glazed obscure window to rear, Electric wall mounted heater. Built in double wardrobe with mirrored sliding doors.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising bath with shower over, wash hand basin and close coupled wc. Wall mounted mirror.

OUTSIDE
Allocated parking for one car in residents car park

LEASE DETAILS
Vendor advised of a 250 year lease with 241 years remaining. Annual service charge £1400 per annum. £150 ground rent per annum. £250 buildings insurance. Details to be verified.

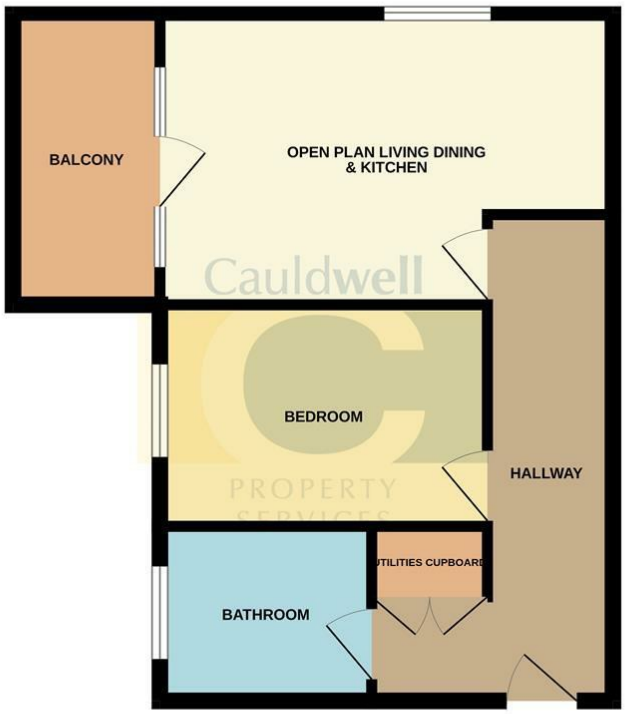
At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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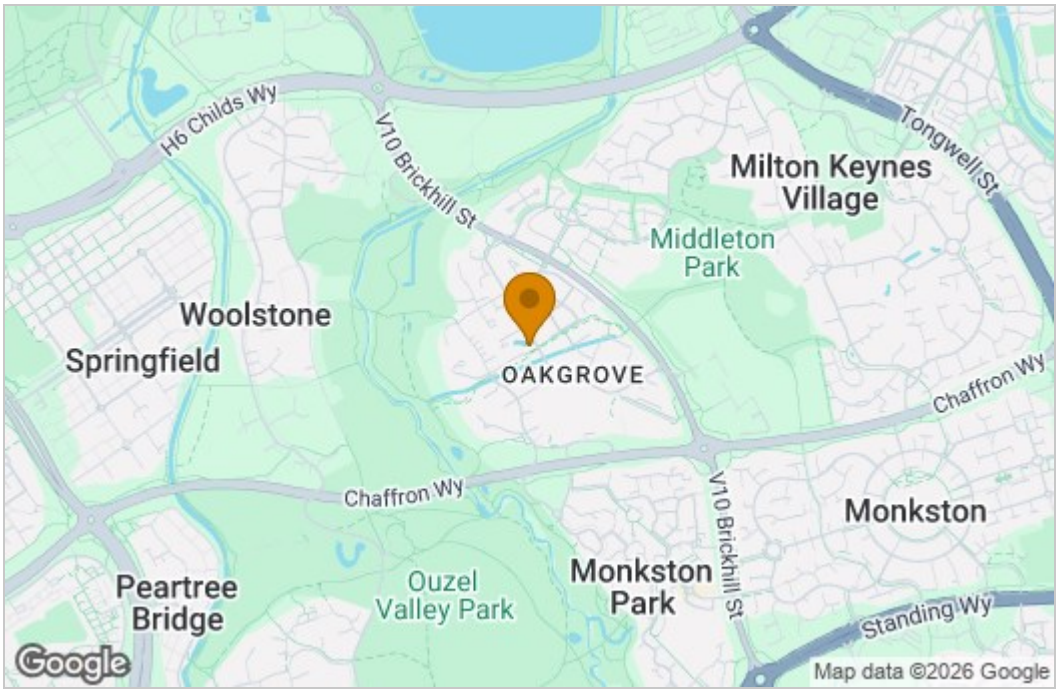
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

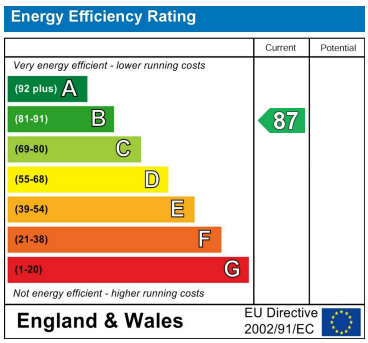


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk