



# Cauldwell

PROPERTY SERVICES



## 50 Derwent House Felsted

Caldecotte, Milton Keynes, MK7 8FE

£325,000



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## ENTRANCE HALL

Door from communal hall way. Utilities cupboard housing plumbing for washing machine and hot water cylinder. Secure entry phone. Radiator.

## OPEN PLAN LIVING DINING AREA.

13'2" x 19'7" (4.03 x 5.99)

Double glazed window and French doors to Juliette balcony to rear, overlooking the lake. Full height double glazed window. Radiator. Television point. Open to kitchen area.

## KITCHEN AREA

13'11" x 7'8" (4.26 x 2.35)

Fitted wall and base units with worksurfaces incorporating electric oven and microwave with stainless steel sink drainer and mixer tap. Electric hob and extractor. Integral fridge freezer and dishwasher. Breakfast bar. Extractor fan.

## BEDROOM ONE

13'8" x 11'2" (4.18 x 3.42)

Double glazed French doors and windows to rear leading to balcony with views over the lake. Radiator. Fitted wardrobes. Walk in wardrobe with shelving, rails and light.

## ENSUITE

Double shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Shaver point. Heated towel rail. Tiled walls and flooring.

## BALCONY

Glass balustrades to rear and sides overlooking the lake.

## BEDROOM TWO

11'1" x 9'4" (3.40 x 2.86)

Double glazed window to rear aspect, overlooking the lake. Radiator.

## BATHROOM

Bath with shower over, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring

## OUTSIDE

Underground car parking for one vehicle with visitor spaces.

## OWNERS COMMENTS

Some of the main attractions to the property from the owners point of view are as follows;

### 1. Building & Accessibility

Two lifts on either side of the building for easy access and convenience.

The main entrance is centrally located, giving the block a balanced, welcoming feel.

Secure gated underground parking and modern communal spaces.

### 2. Prime Lake Position

Flat sits right at the centre of Caldecotte Lake's rounded shoreline — the most desirable vantage point.

This central curvature means the flat enjoys wide panoramic views across the water, rather than just side angles.

Unique symmetry: no other position in the block has such perfectly balanced lake views.

### 3. Room-by-Room Lake Views

Main Bedroom: full, uninterrupted views of the lake, creating a serene atmosphere to wake up to.

Second Bedroom: has a full-sized window facing directly to the centre of the lake, framed by the building's rounded positioning — a rare and premium feature.

Living Room: designed to maximise light and provide stunning panoramic lake views from the heart of the home.

Every key room (main bed, second bed, living room) enjoys sweeping lakeside scenery — a true luxury for buyers.

#### 4. Lifestyle & Appeal

Lakeside walking trails, wildlife, and green spaces just outside the building.

Peaceful, exclusive environment yet close to Milton Keynes amenities, shops, and transport hubs.

Perfect for professionals, couples, or investors seeking a rare, high-demand waterfront property.

#### LEASE DETAILS

Vendor advised of 150 year lease with 133 years remaining. £150 a year ground rent. £4200 a year service charge.

All measurements are approximate. 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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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.



## Road Map



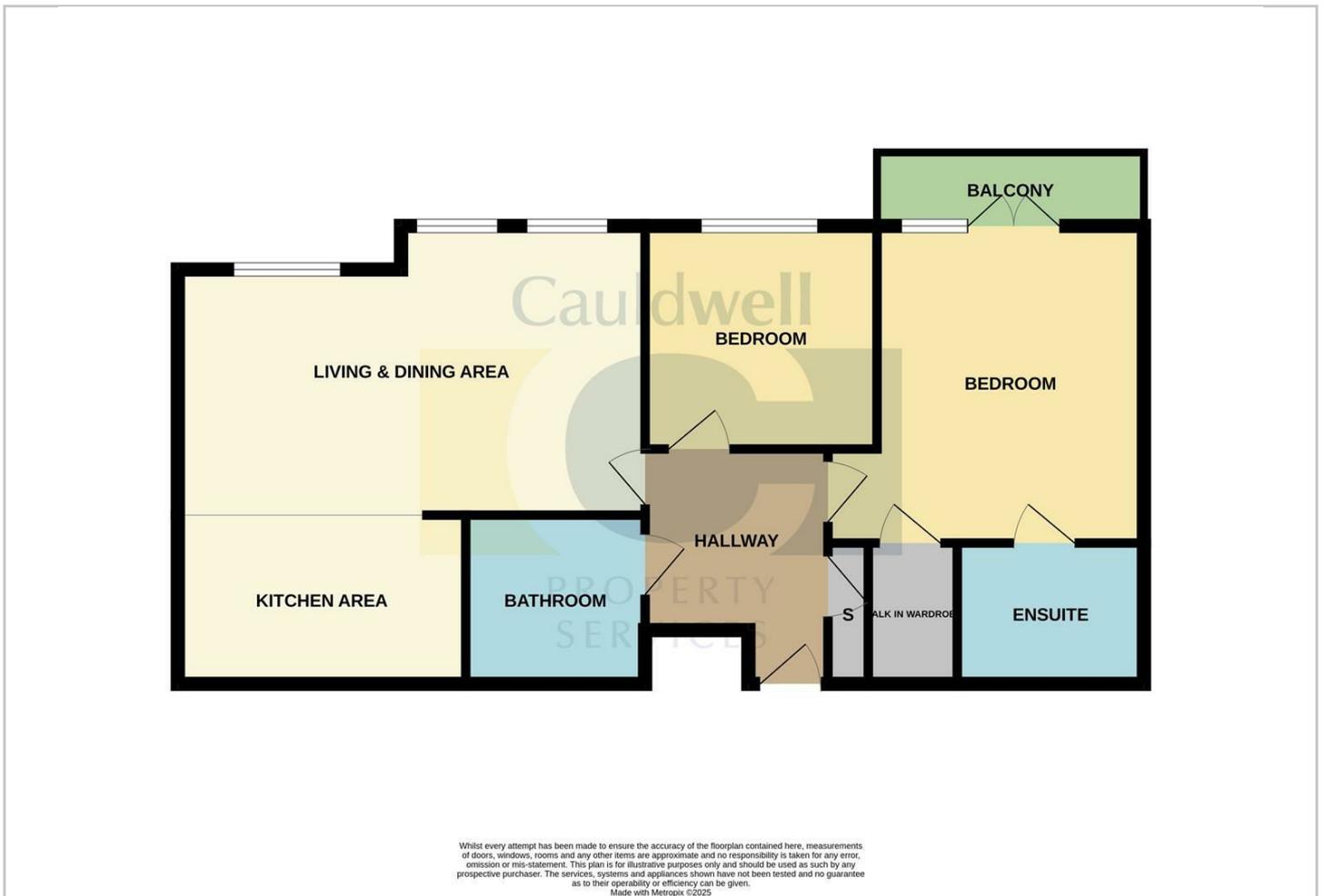
## Hybrid Map



## Terrain Map



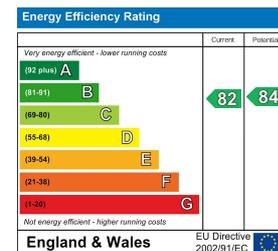
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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