



## 13 Simmental Way, Milton Keynes, MK8 1LS

£2,450



**\*\* PET FRIENDLY - ONE MONTH RENT FREE - 150 mbps WIFI INCLUDED \*\*** Cauldwell Property Services are delighted to offer to let this BRAND NEW house built as 'The Shire' (type 1). It is a beautiful four-bedroom new build home, set over three levels with a private rear garden. The ground floor consists of an entrance hall leading to a large welcoming living room, along with a stylish kitchen diner with brand new integrated appliances. The kitchen has patio doors leading to the rear garden, which allows lots of natural lighting to brighten the room. For convenience, the ground floor also has a private utility space, a storage cupboard, and a generously sized WC with a toilet, sink, and mirror. The first floor consists of one double bedroom and two single bedrooms, with both a high spec family bathroom and an En Suite available. The second floor provides a generous master bedroom with fitted wardrobe, a stylish En Suite bathroom, and a large storage room which runs along the width of the room. Parking: The houses all benefit from off-street parking and EV charging.

WIFI: Super-fast 150mbps broadband included in the rent - no contract term, no hassle. Upgrade options are also available. WIFI ready to use before

- Brand New Energy Efficient Homes
- Smart Tech, including bluetooth keys and fobs
- Pet Friendly Homes
- Professional Landlord offering long term tenancies
- Resident App
- WIFI Included and available upon move in
- EV Charging Point
- Air Source Heat Pumps
- Smart Thermostats
- Award Winning Property Management

