



# Cauldwell

PROPERTY SERVICES



## 1 Woodward Place

Loughton Lodge, Milton Keynes, MK8 9LG

£550,000



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## ENTRANCE HALL

Entrance door. Skimmed ceiling with inset lighting. Radiator. Door from communal hallway. Walk in storage cupboard with light. Utility cupboard housing plumbing for washing machine, hot water cylinder and extractor fan. Entry phone system. Internet point

## LIVING ROOM

28'5" x 12'7" (8.67 x 3.86)

Triple aspect room with double glazed windows to both sides and double glazed window to rear. Double glazed door to communal gardens. Herringbone flooring. Three electric radiators. Skimmed ceiling

## KITCHEN

17'8" x 11'10" (5.41 x 3.63)

Formerly kitchen and bedroom four. Re-fitted with a range of wall and base units with worksurfaces incorporating sink and drainer. Built in fridge freezer. Central island unit with built in oven, four ring hob and feature extractor. Breakfast bar. Double glazed windows to side. Skimmed ceiling. Two feature electric radiators.

## BEDROOM ONE

11'11" x 10'2" (3.64 x 3.10)

Two double glazed windows to side. Built in wardrobes in dressing area. Electric radiator. Door to re-fitted ensuite.

## ENSUITE

Three piece suite comprising walk in double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin in vanity surround. Herringbone flooring. Skimmed ceiling with inset lighting. Extractor. Heated chrome towel rail.

## BEDROOM TWO

12'5" x 6'10" (3.80 x 2.10)

Double glazed window to side. Electric radiator. Herringbone flooring. Skimmed ceiling.

## BEDROOM THREE

12'9" x 8'10" (3.90 x 2.71)

Double glazed window to side. Skimmed ceiling. Herringbone flooring.

## SHOWER ROOM

Re-fitted suite comprising walk in double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Skimmed ceiling with inset lighting. Extractor.

## GARAGE AND DRIVEWAY

Oversized garage with up and over door. Parking to front with visitor spaces.

## COMMUNAL GARDEN

Mature tree flower and shrub borders. Two large fish ponds Communal gated access. Outside terrace with paved seating area to side leading to communal gardens with shingle stone seating area. Landscaped gardens with water features. Communal bin and bicycle store Private gated access to Lodge lake.

## LEASE DETAILS

Vendor advised of 999 year lease with 972 years remaining. £4,200 per annum service charge. Details to be verified.

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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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.



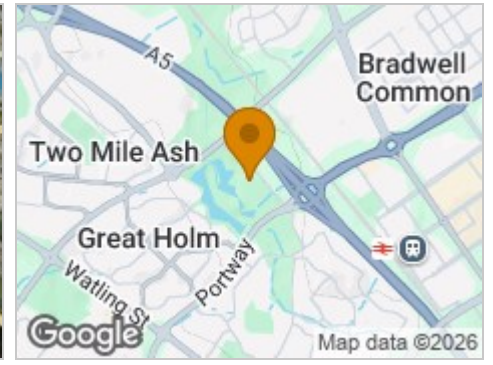
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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