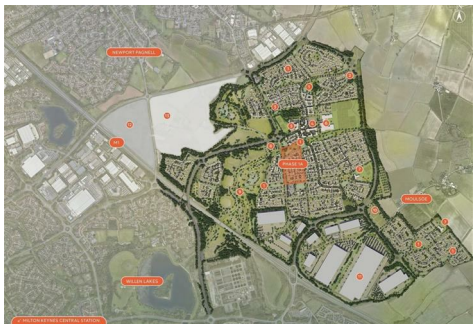
Cauldwell

PROPERTY SERVICES



The Oak Phase one, Milton Keynes, MK20

Prices From £626,000

Cauldwell are proud to present The Oak, a brand new four bedroom home covering 1336 square feet in the prestigious Eastbrook Village development to the North East of Milton Keynes.

We are offering a range of one and two bedroom apartments with 999 year leases and a variety of two and five bedroom freehold homes. Please call 01908 304480 for more information and to arrange a visit.

Eastbrook Village will offer a 160 acre country park, a variety of play areas, sports pitches, community/health Hub, a convenience store, local Pub, three primary schools, a secondary school, remembrance Garden, allotments and a later living provision.

Kitchen 11'1" x 10'7" (3.38m x 3.25m)

Utility Room 6'8" x 5'8" (2.04m x 1.73m)

Lounge 22'9" x 10'9" (6.94m x 3.30m)

Dining room 12'1" x 11'1" (3.69m x 3.38m)

Bedroom one

Bedroom two 14'7" x 10'9" (4.45m x 3.30m)

Bedroom three 10'6" x 9'10" (3.21m x 3.01m)

Bedroom four 10'9" x 7'10" (3.30 x 2.40)

New Build

These sales particulars were prepared before the completion of the properties and the final finishes may vary slightly. To assess the final finish all prospective purchasers must inspect the actual unit they wish to purchase to satisfy themselves of the style and quality. The measurements have been provided by the developer and have not been verified by us.

Kitchen Specification

Contemporary styled kitchen incorporating a choice of door and solid surface worktops with upstand
Bosch integrated oven
Bosch integrated microwave oven
Bosch induction hob
Integrated extractor
Integrated Bosch fridge/freezer
Integrated Bosch dishwasher
Pre-Plumbed location for washing machine in utility room
Tumble dryer space provided in utility room
Stainless steel undermount sink with mixer tap

Bathroom specification

Contemporary styled bathroom
Vanity basin to bathroom and en-suites
Mirrored wall unit with shaver socket in bathroom and en-suites
Bathroom with shower over bath and screen
WC with dual-flush plate, concealed cistern and soft-close seat
Chrome finish dual fuel heated towel rails to first floor bathroom and ensuites
Ceramic wall tiles to wet areas with feature tiling to vanity units

Heating, electrical and lighting

Latest generation Air Source Heat Pump providing heating and hot water
Underfloor heating with room thermostats to ground floor. Individual thermostat controlled radiators to first floor rooms
LED downlights to kitchen, bathroom, ensuites and cloakroom

Home entertainment and communication

TV aerial point in living room, dining room, play room and bedroom
USB charging points provided to kitchen and master bedroom (only)

Security and peace of mind

High security front entrance door with multi-point locking system
Facility for future wireless alarm system
Mains fed smoke detector with battery backup, fitted to hall and landing
10-Year building warranty provided by NHBC.

3. Mortgage

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.

4. Solicitors

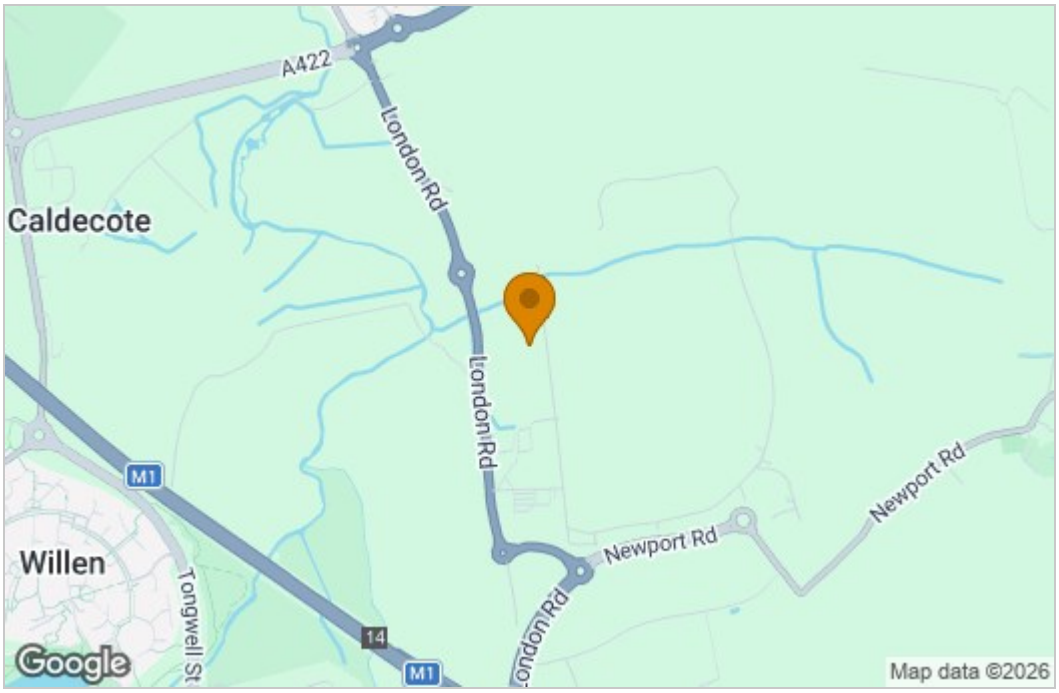
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

5. Anti Money Laundering Verification checks

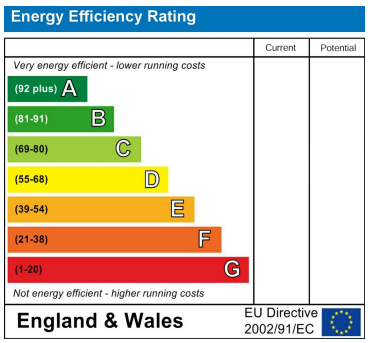
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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