

# Cauldwell

PROPERTY SERVICES



**120 Apollo Avenue, Milton Keynes, MK11 4AR**

**£399,995**

CAULDWELL are pleased to offer for sale a modern FOUR BEDROOM semi detached townhouse family, situated within the sought after location of Fairfields. One of the most recent developments in Milton Keynes, Fairfields is proving popular with families, as the highly rated Denbigh School has a second campus, Watling Academy, which is situated on the development. The accommodation briefly comprises; entrance hall, downstairs cloakroom, fitted kitchen, lounge with French doors leading to the garden, first floor, en-suite shower room to the principle bedroom, four bedrooms and a bathroom with a shower. Outside there is a rear garden, front garden and two carports. Energy rating B. Council tax band D

## **ENTRANCE HALL**

Doors to kitchen/breakfast room, cloakroom and lounge/diner. Stairs to first floor. Skimmed ceiling. Radiator. Amtico flooring.

## **LOUNGE/DINER 15'0" max x 20'8" max into bay (4.59 max x 6.32 max into bay)**

Double glazed windows to rear. Double glazed French doors to rear garden. Television point. Telephone point. Skimmed ceiling. Two radiators. Under stairs storage cupboard. Amtico flooring.

## **KITCHEN/BREAKFAST ROOM 8'0" x 13'5" max into bay (2.45 x 4.10 max into bay)**

Double glazed bay window to front. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven and hob with extractor hood. Integrated fridge freezer and dishwasher. Built in washing machine. Skimmed ceiling. Radiator.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Skimmed ceiling. Extractor fan.

## **FIRST FLOOR LANDING**

Doors to bedrooms two, three, four and bathroom. Airing cupboard. Skimmed ceiling. Stairs to second floor.

## **BEDROOM TWO 8'3" x 14'2" max (2.53 x 4.32 max)**

Double glazed window to rear. Skimmed ceiling. Fitted carpet. Double wardrobe.

## **BEDROOM THREE 8'4" x 12'5" max (2.55 x 3.81 max)**

Double glazed window to front. Skimmed ceiling. Radiator. Fitted carpet. Built in double wardrobe.

## **BATHROOM**

Double glazed window to front. Three piece suite comprising panelled bath, low level wc and wash hand basin and wall cabinet. Part tiled walls. Heated towel rail. Extractor fan.

## **BEDROOM FOUR 8'11" x 6'5" (2.74 x 1.97)**

Double glazed window to rear. Skimmed ceiling. Fitted carpet. Radiator

## **SECOND FLOOR LANDING**

Door to master bedroom,.

## **BEDROOM ONE 24'2" to wardrobes x 13'7" max into recess (7.39 to wardrobes x 4.16 max into recess)**

Two double glazed sky light windows to rear. Television point. Skimmed ceiling. Loft access. Fitted carpet. Two radiators.

## **DRESSING AREA**

Three built in double wardrobes with mirror. Door to ensuite.

## **ENSUITE**

Double glazed sky light window to front. Three piece suite comprising double shower cubicle, low level wc and wash hand basin and wall cabinet. Skimmed ceiling. Extractor fan. Heated towel rail.

## **COUNCIL TAX BAND/ESTATE CHARGES**

Council tax band D. Sourced from <https://www.gov.uk/council-tax-bands>

There is also an estate management charges which is £387pa.

## **REAR GARDEN**

Enclosed rear garden with patio area. Laid to artificial lawn with shed and gravel area. Gated rear access.

## **OUTSIDE**

Secure off road parking for two vehicles.

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.

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Floor Plan

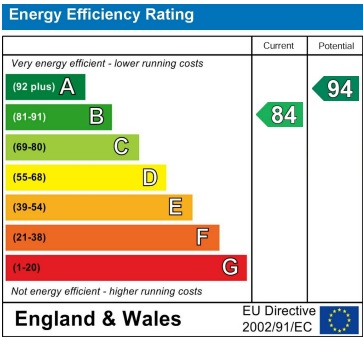


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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