



Cauldwell

PROPERTY SERVICES



40 Gyosei Gardens, Milton Keynes, MK15 9EN

Offers Over £220,000

CAULDWELL are delighted to offer for sale this modern and beautifully presented two double-bedroom top-floor apartment, situated in the highly sought-after Willen Park area. Enjoying an enviable southerly facing aspect, this bright and spacious home boasts two balconies with stunning views over picturesque parkland and the Grand Union Canal—perfect for relaxing or entertaining.

Accommodation Highlights:

- Entrance Hall – Welcoming and well-maintained, with access to all rooms.
- Modern Fitted Kitchen/Breakfast Room – A stylish and functional space, fitted with contemporary units, ample worktop space, and room for a small dining area.
- Lounge/Dining Room – A bright and airy open-plan living area, enhanced by French doors leading to a private south-facing balcony, offering a tranquil spot to enjoy morning coffee or evening sunsets.
- Two Double Bedrooms – Both well-proportioned, with the main bedroom benefiting from direct access to its own balcony, allowing you to take in the beautiful surroundings from the comfort of your room.
- Family Bathroom – A modern three-piece suite.

Outside & Location Benefits:

- Allocated Parking – Ensuring convenience and peace of mind.
- Prime Location – Situated in one of Milton Keynes' most desirable areas, just a short stroll from Willen Lake and the Grand Union Canal, providing fantastic walking, cycling, and recreational opportunities.
- Excellent Transport Links – Central Milton Keynes shopping centre and train station are just 3 miles away, offering direct rail links to London and beyond.

ENTRANCE HALL

Entrance via communal areas. Doors to all rooms. Two store cupboards. Radiator.

LIVING ROOM 13'5" x 12'10" (4.09 x 3.93)

Double glazed French doors to balcony to side. Radiator. Skimmed ceiling.

KITCHEN 11'0" x 7'3" (3.36 x 2.22)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven and four ring hob. Built in slim line dishwasher. Built in fridge freezer. Space for washing machine. Radiator. Wall mounted boiler. Double glazed window to side.

BEDROOM ONE 11'8" x 9'10" (3.58 x 3.01)

Fitted double door sliding mirror fronted wardrobe. Double glazed French doors to balcony. Radiator.

BEDROOM TWO 12'2" x 9'2" (3.72 x 2.80)

Double glazed window to side. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower over. low level wc and wash hand basin. Splash back tiling. Radiator. Skimmed ceiling. Extractor.

OUTSIDE

Communal bin and bicycle store. Allocated parking.

Lease Information

The vendor has informed us that there is 109 years remaining on the 125 year lease. The ground rent is £200 per annum. The Service charge is £1,422.67 per annum and there is an additional annual charge of £294.21 for buildings insurance. This information has not been verified and must be confirmed before proceeding to purchase.

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.

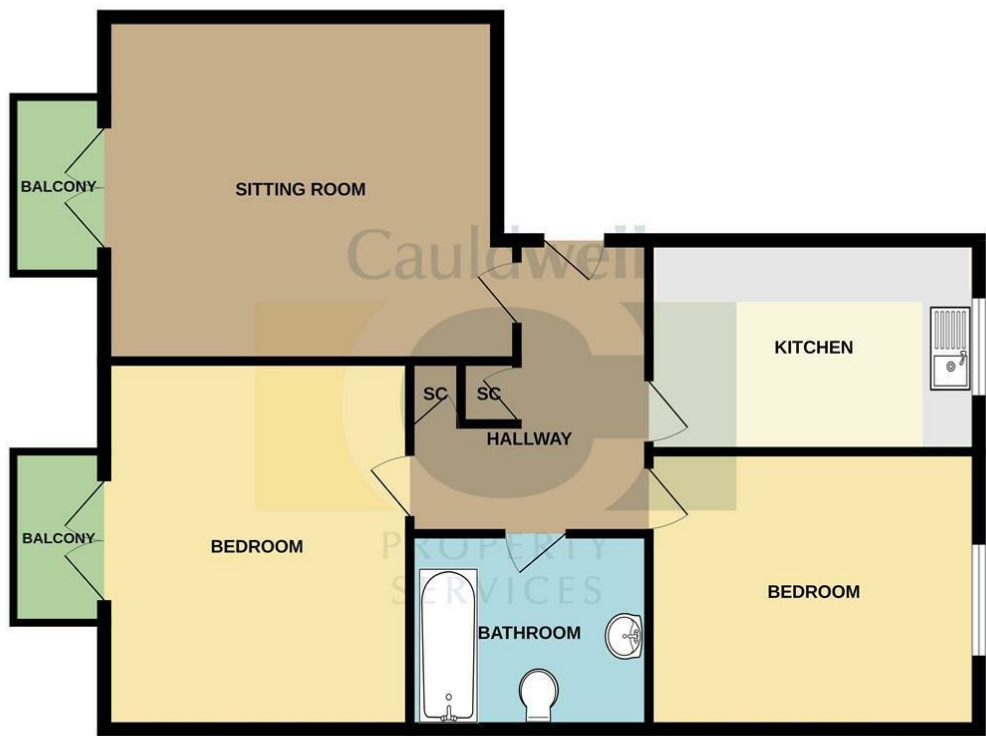
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis.

Please ensure that you have a copy of our approved details before committing yourself to any expense.

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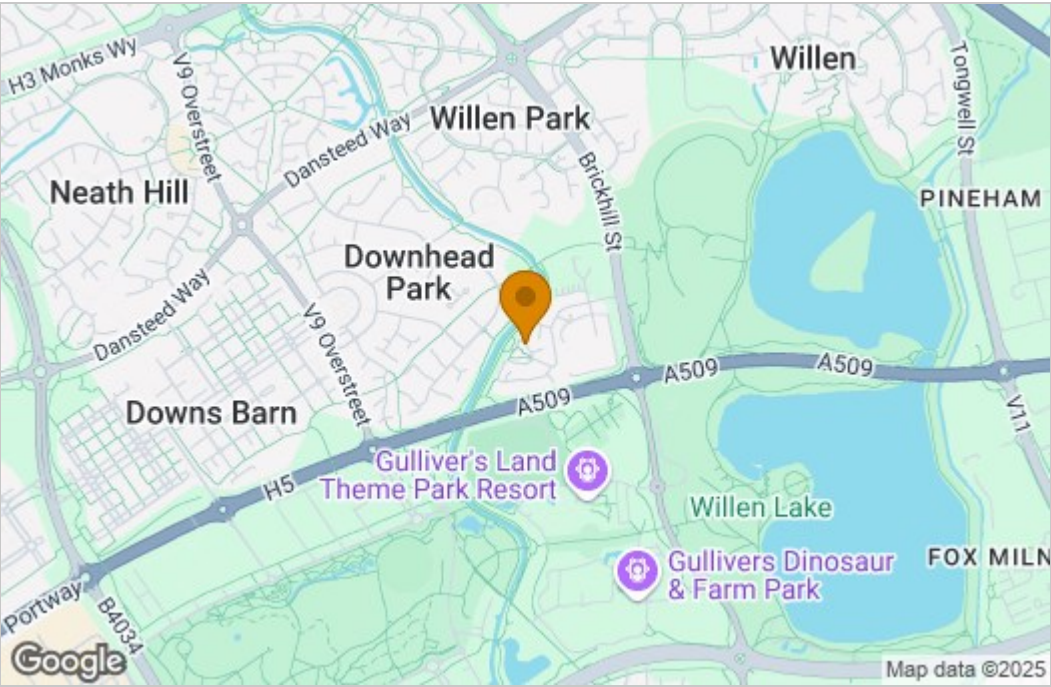
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Floor Plan

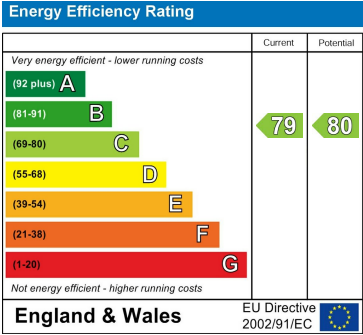


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 6/2023

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.