



Cauldwell

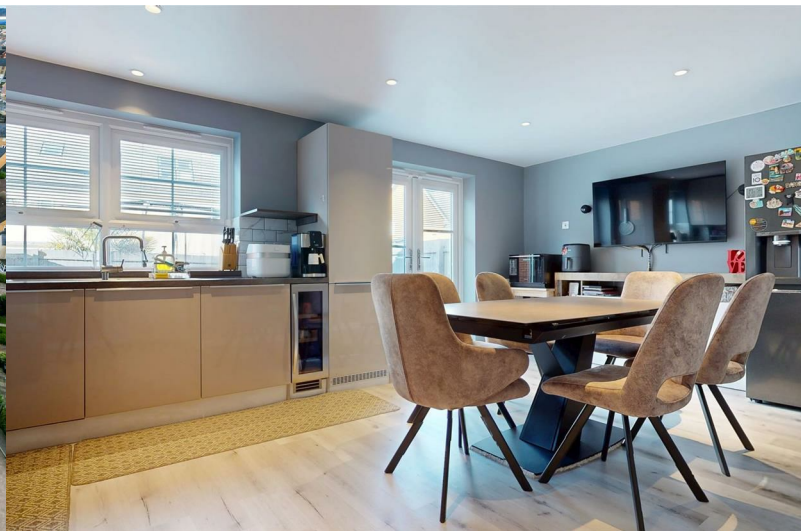
PROPERTY SERVICES



16 Aquitania Close

Brooklands, Milton Keynes, MK10 7HT

Offers Over £550,000



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ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing with under stairs storage cupboard. LVT flooring. LED colour change smart light.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Wall mounted cabinet. LVT flooring. Radiator. LED colour change smart light.

LIVING ROOM

19'1" x 11'10" max into bay (5.82 x 3.63 max into bay) Double glazed bay window to front. Two radiators. LED colour change smart light. Television point. Internet point. Fitted storage cupboard. LVT flooring.

KITCHEN/DINING ROOM

19'2" x 14'7" max (5.85 x 4.46 max) Double glazed windows with fitted inset blinds. Double glazed French doors with blinds to rear. A modern range of wall and base units with worksurfaces incorporating sink drainer unit. Built in water softener. Electric oven and grill with five ring gas hob and extractor hood. Integral fridge freezer. Fitted drinks cooler. Integral dishwasher. Replacement combination boiler. Two radiators. Television point. Double doors to utility cupboard with wall and base units and plumbing for washing machine. LVT flooring. LED colour change smart light.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Radiator. Re-fitted carpet. LED colour change smart light. Airing cupboard.

BEDROOM ONE

11'9" x 10'1" (3.59 x 3.09)

Double glazed window to front. Radiator. Built in double wardrobe. Television point. LED colour change smart light. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet. Heated towel rail. Extractor fan. Shaver point. LED colour change smart light. Tiled walls.

BEDROOM TWO

16'5" x 12'11" (5.01 x 3.95)

Double glazed windows to front and rear with fitted blinds. Fitted wardrobes and drawers. Access to loft space. Radiator. LED colour change smart light. Television point.

BEDROOM THREE

13'4" x 10'10" (4.07 x 3.31)

Double glazed window to rear. Radiator. LED colour change smart light.

BEDROOM FOUR

8'9" x 7'0" (2.68 x 2.14)

Double glazed window to front. Radiator. LED colour change smart light. Fitted blinds.

BATHROOM

10'8" x 5'4" (3.26 x 1.65)

Double glazed obscure window to rear. Three piece suite comprising bath with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Tiled walls. Wall mounted cabinet. LED colour change smart light.

FRONT GARDEN

Small paved area with single stone bedding area.

REAR GARDEN

A low maintenance garden with full porcelain patio area and gravel beds and borders. UPVC garden shed. Gated access to side. Outside tap. Personal door to garage.

GARAGE

Up and over door to front. Power and light. Roof storage space. Personal door to garden. Parking for two cars to front of garage with car port.

AGENTS NOTE

There is a freehold development charge for communal spaces and visitors parking etc of approximately £250 per annum.

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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Road Map



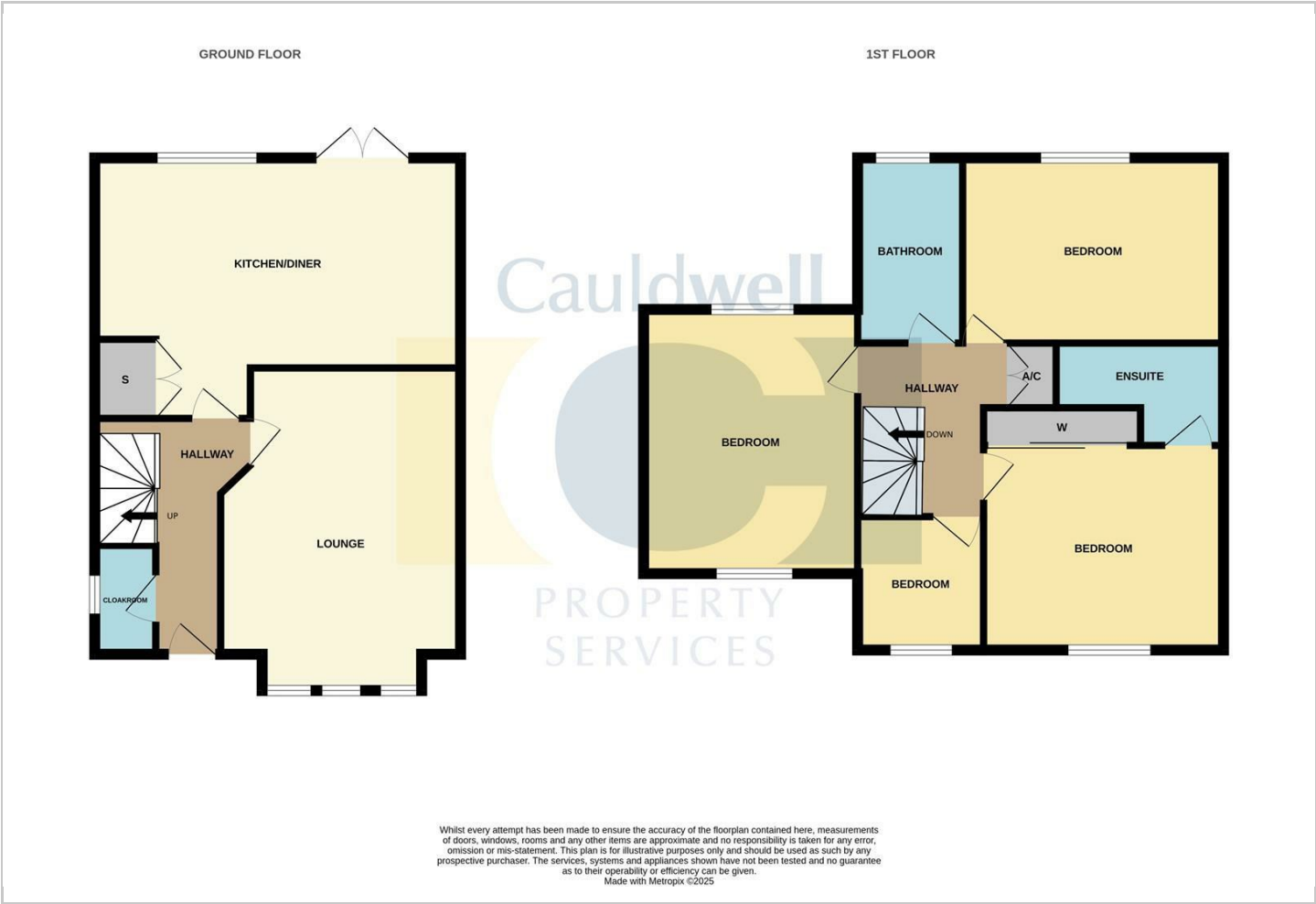
Hybrid Map



Terrain Map



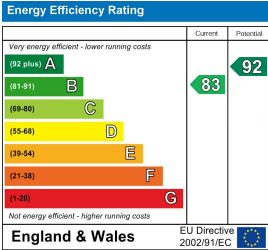
Floor Plan



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



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.