



# Cauldwell

PROPERTY SERVICES



## 2 Laxfield Drive, Milton Keynes, MK10 9NQ

### £219,995

Stunning Two-Bedroom First-Floor Apartment in Broughton, Milton Keynes

Cauldwell Property Services are delighted to offer this high-specification two-bedroom first-floor apartment in the sought-after area of Broughton, Milton Keynes.

This beautifully presented home boasts a modern open-plan lounge/dining area with access to a balcony, perfect for relaxing or entertaining. The stylish kitchen features built-in appliances and a luxurious granite worksurface, adding both elegance and functionality.

The property further benefits from a refitted family bathroom and a refitted en-suite to the principle bedroom, ensuring contemporary comfort throughout. Additional features include allocated parking, well-maintained communal areas, and a desirable location with excellent local amenities and transport links.

An early viewing is highly recommended to fully appreciate this fantastic home!

## **ENTRANCE HALL**

Front entrance door. Doors to all rooms. Skimmed ceiling. Intercom. Radiator.

## **LIVING ROOM 16'2" x 12'0" (4.94 x 3.68)**

Sliding double glazed door leading to balcony. Double glazed window to side. Coving to skimmed ceiling. Radiator. Opening to kitchen/dining room.

## **KITCHEN/DINING ROOM 17'10" x 8'5" (5.44 x 2.58)**

Fitted with a range of wall and base units with granite work surface incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor. Built in slim line dishwasher and washing machine. Splash back tiling. Two double glazed windows to side. Radiator.

## **BEDROOM ONE 14'7" x 10'7" max (4.46 x 3.25 max)**

Double glazed window to rear and side. Radiator. Coving to skimmed ceiling. Door to ensuite.

## **ENSUITE**

Re-fitted three piece suite comprising double tiled shower cubicle with shower, low level wc and wash hand basin with mixer tap and soft close door surround. Shaver point. Inset lighting. Extractor. Feature radiator. Part tiled walls. Frosted double glazed window to side.

## **BEDROOM TWO 11'0" x 9'10" (3.36 x 3.01)**

Double glazed window to front. Radiator. Coving to skimmed ceiling.

## **BATHROOM**

Re-fitted three piece suite comprising panelled bath with stainless steel mixer tap and shower attachment, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Skimmed ceiling. Inset lighting. Extractor. Shaver point.

## **OUTSIDE**

Allocated parking. Communal bin store.

## **LEASE DETAILS**

Vendor advised 125 year lease with 107 years remaining. £150 per annum ground rent, £1,800 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**

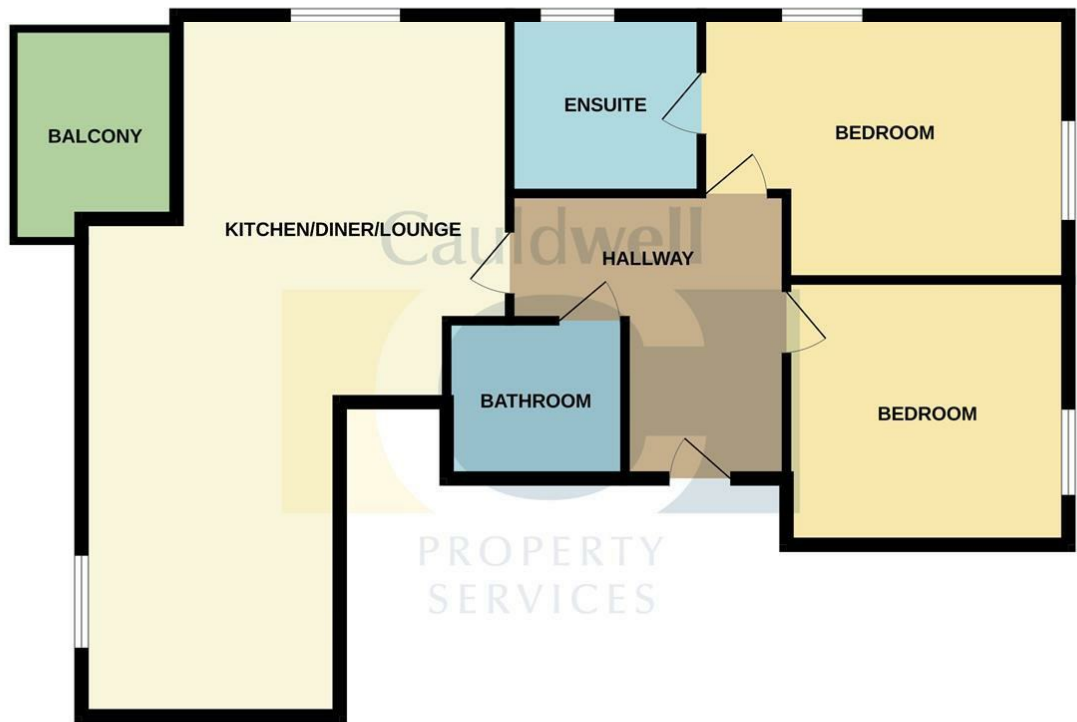
**LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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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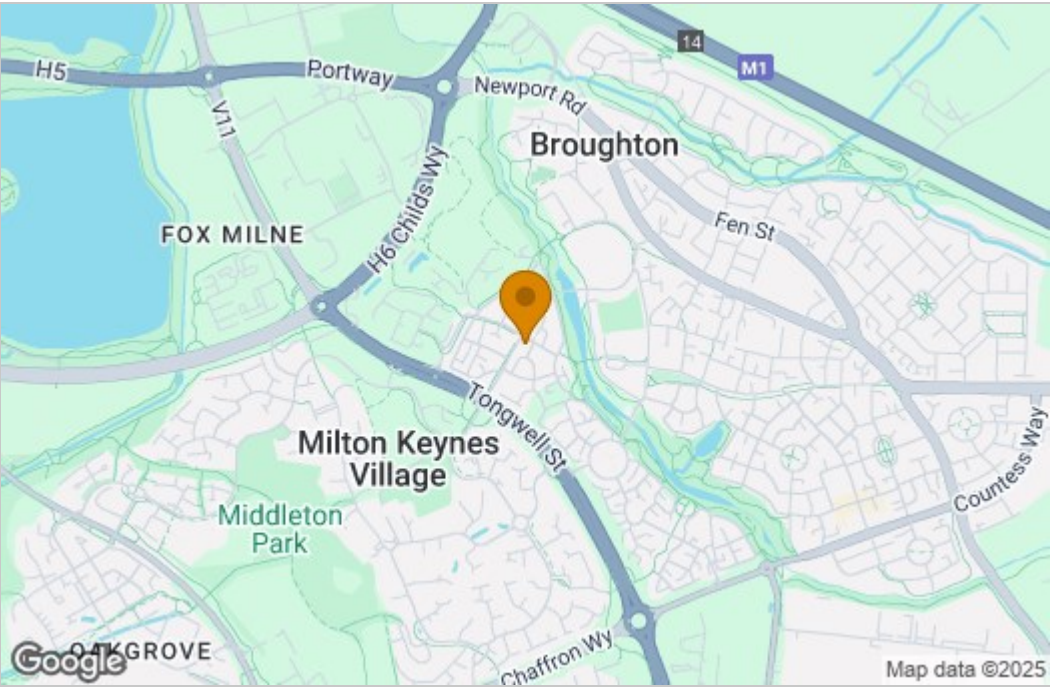
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Floor Plan

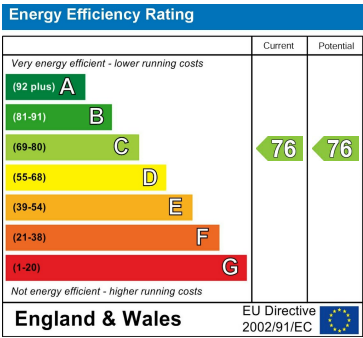


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 6/2025

Area Map



Energy Efficiency Graph



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