Cauldwell

PROPERTY SERVICES

32 Harvard Way, Milton Keynes, MK10 9TF

£299,995

We are delighted to present this exceptional two-bedroom penthouse apartment, occupying a prime position within the highly sought-after Bell Apartments development in Oakgrove. Boasting far-reaching views, a substantial wraparound balcony and beautifully presented accommodation throughout, this impressive home offers a rare opportunity to enjoy luxury apartment living.

The accommodation begins with a welcoming entrance hall, complemented by two generous storage cupboards, providing excellent practicality. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, a stylish en-suite shower room and direct access onto the balcony. A contemporary family bathroom serves the second bedroom.

Undoubtedly the centrepiece of the home is the spacious open-plan kitchen, living and dining area. Flooded with natural light from an abundance of windows, this superb space is ideal for both relaxing and entertaining, whilst offering seamless access to the impressive wraparound balcony. Extending along both the length and width of the apartment, the balcony provides an exceptional outdoor living space with ample room for seating and dining, all whilst enjoying the elevated outlook.

Further benefits include allocated parking and secure entry to the development.

ENTRANCE HALL
Via commual areas. Doors to all rooms. Store cupboard. Utility cupboard housing plumbing for washing machine and boiler. Wall mounted heater. Double doors to lounge kitchen diner.

LOUNGE/KITCHEN/DINER 28'0" x 11'3" (8.54 x 3.43)
Dual aspect room with double glazed windows to side and rear. Door to balcony. Wall mounted heater. Opening to kitchen area.

KITCHEN AREA
Double glazed window to side. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven, four ring hob and extractor. Built in fridge freezer and dishwasher. Double glazed window to side.

BEDROOM ONE 14'1" x 9'0" (4.30 x 2.76)
Dual aspect room with double glazed window to side and double glazed door to balcony to rear. Double door built in wardrobe. Skimmed ceiling. Wall mounted heater. Door to ensuite.

ENSUITE
Three piece suite comprising double shower cubicle with wall mounted shower, low level wc and wash hand basin with mixer tap. Heated towel rail. Skimmed ceiling with inset lighting. Tiled flooring. Frosted double glazed window to side.

BEDROOM TWO 10'11" x 10'0" (3.33 x 3.06)
Double glazed window to rear. Radiator. Wall mounted heater. Skimmed ceiling.

BATHROOM
Three piece suite comprising bath with shower over, low level wc and wash hand basin. Heated towel rail Frosted double glazed window to rear. Shaver point. Skimmed ceiling. Inset lighting.

AGENTS NOTES
Communal areas have heating and automatic lights.

SERVICE CHARGE & LEASE INFO
We have been advised by the current owner the original lease was for 250 years and has 236 years left to run, we have also been advised the yearly ground rent is £250 per annum and the annual service charge is £2844

All measurements are approximate.
The area measurements are taken from the government EPC register.
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.

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

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

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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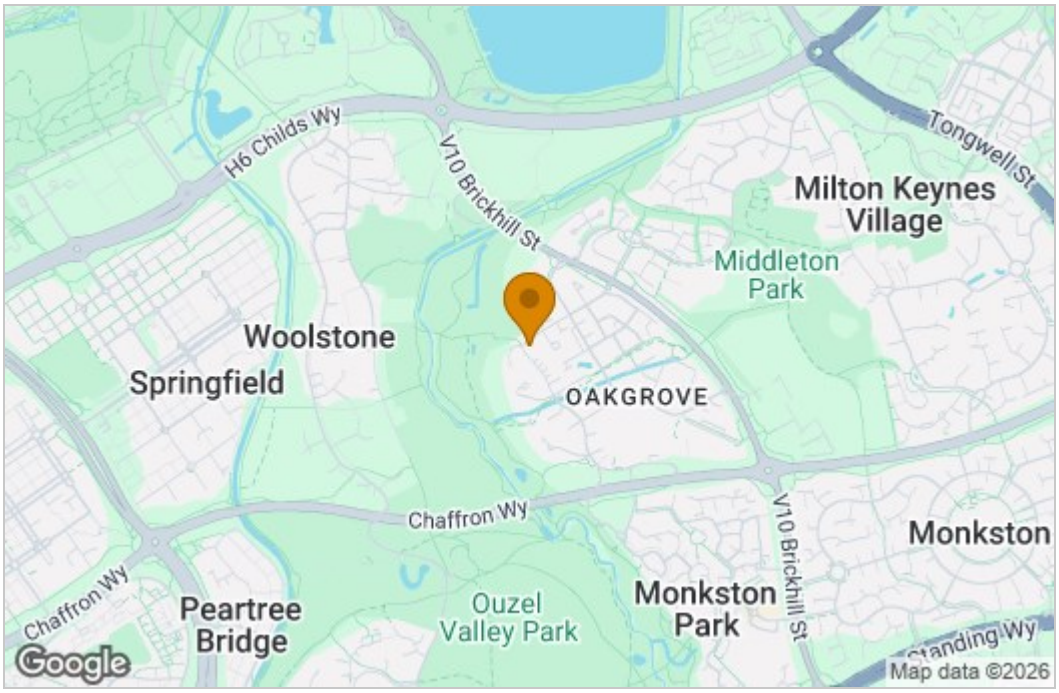
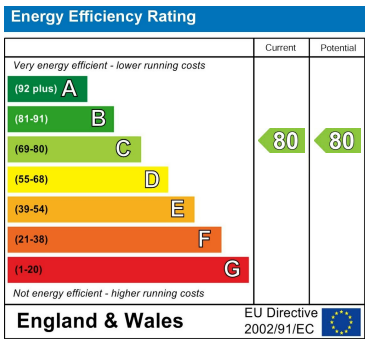
Area Map



Energy Efficiency Graph



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