



Cauldwell

PROPERTY SERVICES



6 Woodward Place, Milton Keynes, MK8 9LG

£550,000

***** SALE AGREED IN WOODWARD PLACE, LOUGHTON ***** CAULDWELL are delighted to bring to the market this stunning executive apartment, located in the extremely sought after gated development 'Woodward Place' situated in the 'North Loughton Valley Park' and less than a mile's walk to central Milton Keynes train station offering fast links to London. Properties in this development are rarely available and always very popular due to the picturesque setting with all major amenities on the doorstep giving owners the best of both worlds, this specific apartment is neutrally presented and ready to move in, it also features a stylish re-fitted kitchen that offers ample storage space and built in appliances. There are four bedrooms, a light and bright triple aspect living space, a balcony that overlooks the manicured gardens and a garage with parking off road.

The property begins with a large entrance hall that has French doors to the living space & kitchen, with all bedrooms located and the main bathroom positioned off the hallway. All the bedrooms are a good size and either have built in storage or ample room for furniture. There is a modern en-suite and dressing area to the main bedroom and a very well presented bathroom servicing the other three. The Living & Dining space is very impressive, over 8 metres in length and flooding with natural light due to the triple aspect windows and door that leads out to the balcony.

Outside the gardens are a real thing of beauty; mature trees line the development, with ornamental fish ponds, seating areas and spaces of natural beauty, there are also gates that lead out to enjoy the riverside walks that surround the area and lead back to the city centre. There is also the garage with parking in front, and plenty of visitors parking available within the development.

Council tax band F. Energy rating C.

ENTRANCE HALL



Via communal areas. Intercom entry. Doors to all rooms. Coving to skimmed high ceiling. Wall mounted heater. Double door walk in cloaks cupboard and utility cupboard with boiler and plumbing for washing machine. Space for tumble dryer. Tiled flooring.

LOUNGE/DINER 28'4" x 12'7" (8.64 x 3.86)



Triple aspect room with double glazed windows to rear and both sides. Two wall mounted heaters. Coving to skimmed ceiling. Double glazed door to balcony.

BALCONY

Hardwood flooring. Glass ballustrade

KITCHEN 11'9" x 10'2" (3.60 x 3.10)



Re-fitted with a range of soft close wall and base units with worksurface incorporating one and half bowl sink drainer with mixer tap. Built in electric oven, combi grill and warming drawer, four ring induction hob and extractor. Built in fridge freezer and dishwasher. Under unit lighting. Splash back tiling. Kick heater. Double glazed window to side. Skimmed high ceiling with inset lighting.

BEDROOM ONE 11'10" x 10'1" (3.63 x 3.09)



Double glazed to side. Wall mounted heater. Opening to dressing area and door to ensuite. Coving to skimmed ceiling.

DRESSING AREA 6'3" x 5'7" (1.91 x 1.72)



Fitted bedroom furnishings. Four door fitted wardrobe and chest of drawers. Double glazed window to side. Coving to skimmed high ceiling

ENSUITE



Re-fitted three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin and soft close cupboard surround. Tiled flooring. Heated towel rail. Skimmed high ceiling with inset lighting. Extractor. Shaver point.

BEDROOM TWO 12'5" x 8'2" (3.80 x 2.51)



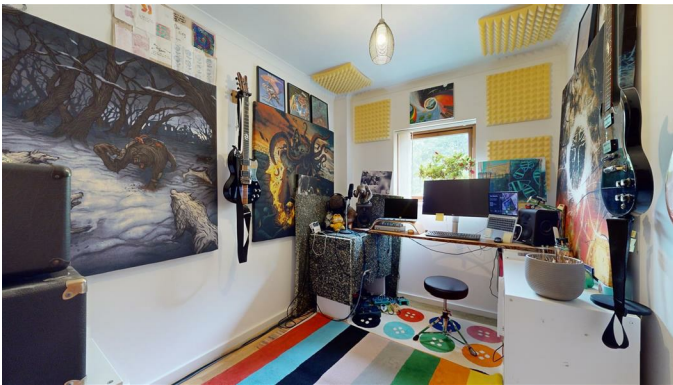
Double glazed window to side. Wall mounted heater. Coving to skimmed high ceiling.

BEDROOM THREE 12'5" x 7'6" (3.80 x 2.31)



Double glazed window to side. Wall mounted heater. Coving to skimmed high ceiling.

BEDROOM FOUR 10'1" x 7'5" (3.09 x 2.27)



Double glazed window to side. Coving to high skimmed ceiling with inset lighting to the dressing area. Wall mounted heater.

RE-FITTED BATHROOM



Three piece suite comprising shower bath with mixer tap and shower over, low level wc and wash hand basin with soft close cupboard surround. Tiled walls and flooring. Skimmed high ceiling with inset lighting. Heated towel rail. Extractor.

OUTSIDE



Communal landscaped gardens. Private electric gated access. Water features. Communal bin and bicycle store. Private gated access to lodge lake.

SINGLE GARAGE

Up and over door.

LEASE INFORMATION

The freehold is owned by all leaseholders on the site. A board of directors, elected from the residents, administers the property, via a property manager that handles day to day business. There is an AGM where maintenance projects for the coming year are discussed. The service and ground rent is £4572 per annum. There are 973 years left on the lease.

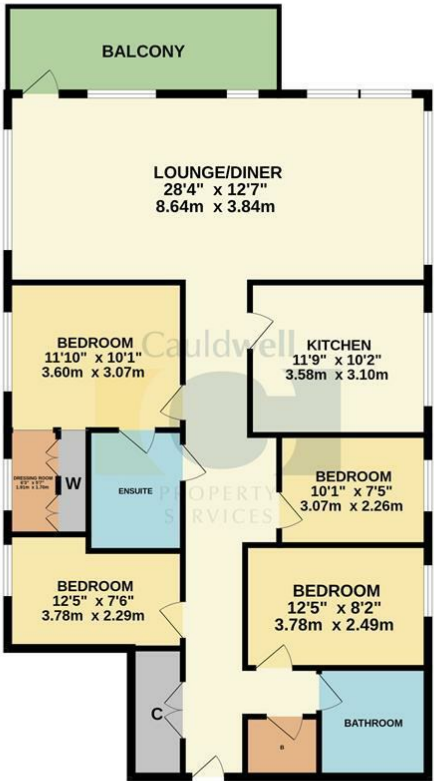
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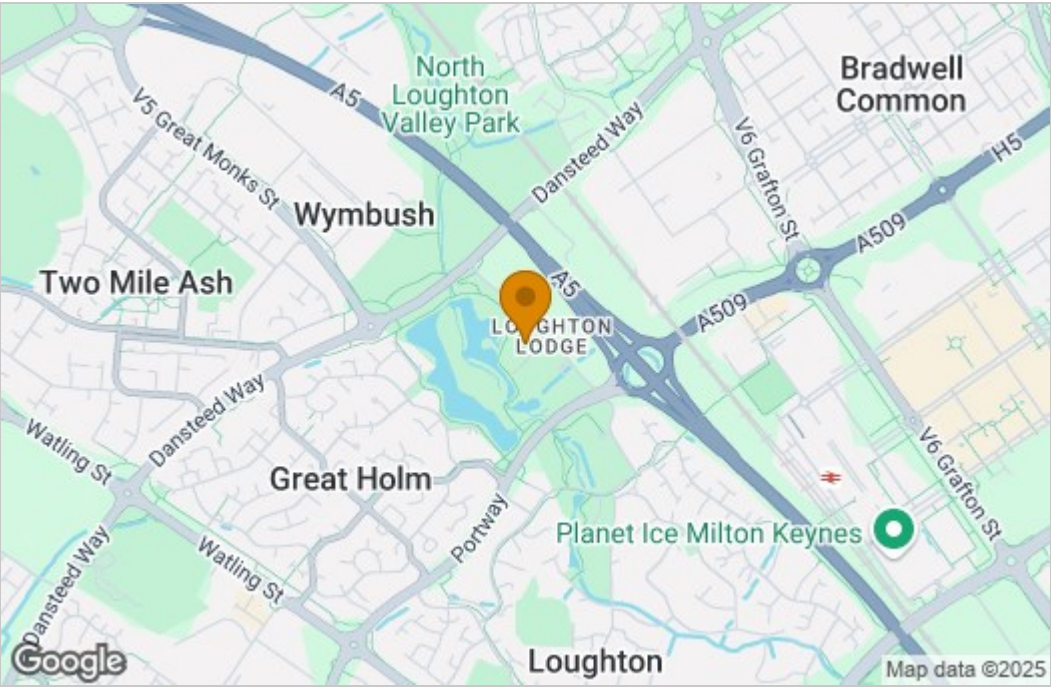
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Floor Plan

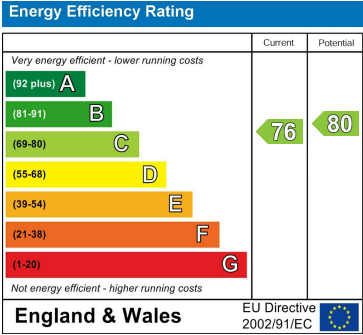


TOTAL FLOOR AREA : 1259sq.ft. (117.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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