



# Cauldwell

PROPERTY SERVICES



## 44 Felsted, Milton Keynes, MK7 8FE

### Offers Over £299,995

Cauldwell Property Services are delighted to offer for sale this spacious, high-quality luxury apartment, partially overlooking Caldecotte Lake and constructed by McCann Homes in 2008. The lease has approximately 134 years remaining and the building has been upgraded to comply with current fire safety regulations. This light and airy apartment boasts premium finishes, convenient access to two lifts, a secure central post box area and secure underground parking with electronic gated access offering parking for both cars and bicycles.

#### Key Features:

- \* Modern Open-Plan Living: The open-plan kitchen, dining, and living area including a Juliette balcony, which offers a partial lakeside view. The modern stylish kitchen has been recently updated with integrated appliances, ceramic sink and drainer unit and a breakfast bar.
- \* Primary Suite: The generously sized main bedroom, with en-suite bathroom, has a Juliette balcony with partial lake views and a picture window which overlooks the lake.
  - \* Bedroom two: A spacious double bedroom. TV point.
  - \* Family bathroom: A good size offering a ceramic bath, sink and WC.
- \* Additional Space: The apartment has two larger than average storage area, one of which is used as a utility area.
- \* Secure Parking: Gated, resident controlled, underground parking for cars and separate area for bicycles. This offers convenience and security.



## COMMUNAL ENTRANCE

Communal entrance leads into the entrance hall with a hardwood door leading to:-

## ENTRANCE HALL

Video entry system. Radiator. Two generous size storage cupboards, one of which is currently being used as a utility area. Extractor. Door to open plan lounge/kitchen/diner, master bedroom and bedroom two.

## OPEN PLAN LOUNGE/DINING AREA 16'0" x 10'2" to 16'9" (4.88 x 3.12 to 5.11)



Light and airy open plan lounge/dining room boasts a double height double glazed window to rear. Double glazed French doors to Juliette balcony, with partial lake views. Skimmed ceiling with inset spot lights. TV point. Radiator.

## STYLISH MODERN KITCHEN AREA



Fitted with a range of wall and base units with under unit lighting and roll top worksurfaces incorporating ceramic sink with cutlery drainer and mixer tap. There is a replacement oven, four ring hob, fridge freezer, dishwasher and fridge freezer. Glass splashback, Breakfast bar. Skimmed ceiling with spot lights.

## PRIMARY BEDROOM 12'11" x 9'8" to 13'3" (3.96 x 2.97 to 4.06)

Double glazed double height window to rear and double glazed French doors to a Juliette balcony with partial views over Caldecotte lake. . Skimmed ceiling. Further double glazed window to front with views directly over Caldecotte lake. Door to ensuite. Radiator. Television point.

## ENSUITE



Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin in vanity surround. Heated towel rail. Shaver point. Skimmed ceiling with spot lights. Extractor.

## BEDROOM TWO 10'11" x 9'6" (3.33 x 2.92)

Double glazed double height windows to rear. Radiator. TV point.

## BATHROOM

Three piece suite. Ceramic bath with mixer tap. Low level wc, wash hand basin with mixer tap and vanity surround. Part tiled wall. Heated towel rail.

## SECURE UNDER GROUND PARKING

The secure underground car park has gated electronic gates and provides allocated car parking spaces and a separate area for bicycles.

## STUNNING CALDECOTTE LAKE VIEWS



This stunning apartment is ideally located on the edge of Caldecotte Lake, offering scenic walks and a tranquil setting,

## LEASE DETAILS

The vendor has advised us that Derwent House has an active leaseholders management team who actively maintain the building to very high standards. The leaseholders management team have ensured

that all the building's communal internal and apartment front doors have been subjected to upgraded fireproofing to comply with current Fire Regulations. In addition, two new lifts serve the building and a new boiler have recently been installed.

Service Charge: Approximately £4,598 annually, covering energy and water, communal area cleaning, maintenance, lift and parking contracts.

Ground Rent: £250 per year. This information has not been verified and must be confirmed before proceeding to purchase.

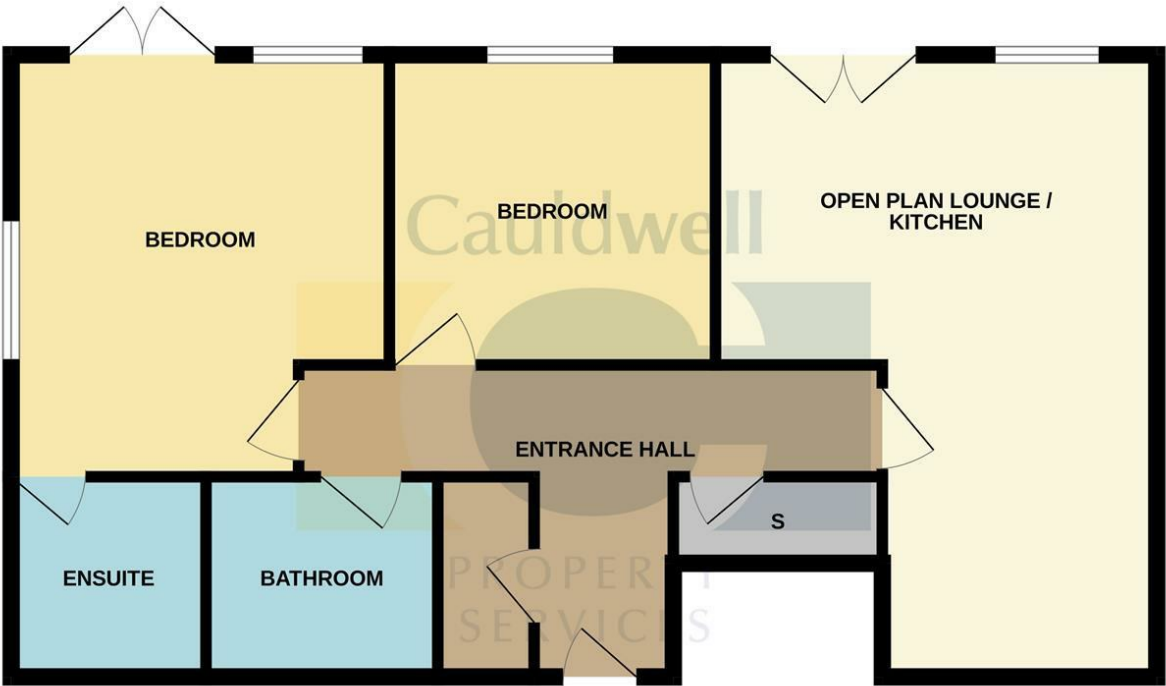
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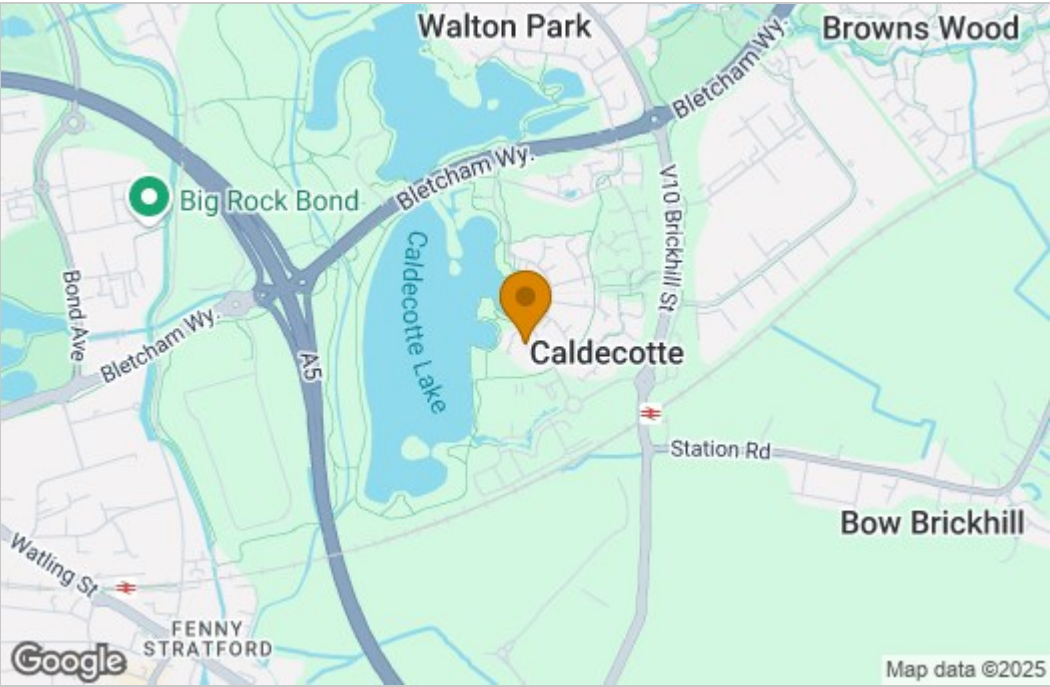
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Floor Plan

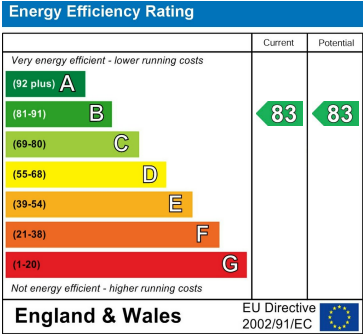


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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