Cauldwell

PROPERTY SERVICES









Flat 5 Wreschner Close, Milton Keynes, MK19 6LE

£339,995

A RARELY AVAILABLE and SIMPLY STUNNING EXECUTIVE DUPLEX APARTMENT, offered for sale chain free. Situated within the sought-after village of Deanshanger and offers light, spacious and versatile accommodation arranged across two floors. A particular highlight is the generous private terrace overlooking the attractive communal garden, providing a peaceful outdoor space rarely found with apartment living. Further benefits include a private driveway and garage, setting this exceptional home apart from many similar properties. With it bright and airy open space living family bathroom and ensuite to principal bedroom it's the perfect setting for family living or working professionals.

Deanshanger is a popular village located close to Milton Keynes and Stony Stratford, offering a welcoming community and an excellent range of everyday amenities. These include local shops, schooling, public houses, sports facilities and pleasant countryside walks, while convenient road links provide easy access to Central Milton Keynes and the surrounding areas.

Early viewing is strongly recommended to fully appreciate the space, setting and lifestyle this distinctive home has to offer.

Length of lease 113 year remaining
Lease charges £2162 pa

ENTRANCE HALL
Via communal areas. Doors to living room, bathroom and bedroom two. Stairs to first floor. Radiator. Skimmed ceiling. Inset lighting. Storage cupboard. Video entry.

LIVING ROOM 12'3" x 13'8" (3.74 x 4.18)
Double glazed French doors to balcony with windows either side. Radiator. Skimmed ceiling. Opening to kitchen/dining room.

BALCONY
With views over communal garden.

KITCHEN/DINING ROOM 17'3" x 10'8" (5.27 x 3.27)
Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in double oven, four ring hob and extractor hood. Built in fridge freezer, dishwasher and washing machine. Under unit lighting. Wall mounted boiler. Tiled flooring. Skimmed ceiling with inset lighting,.

BEDROOM TWO 11'2" x 13'5" (3.42 x 4.11)
Two double glazed windows to side. Two radiators. Skimmed ceiling. Storage cupboard.

BATHROOM
Three piece suite comprising panelled bath with shower over. low level wc and wash hand basin. Heated towel rail. Shaver point. Extractor. Skimmed ceiling with inset lighting, Frosted double glazed window to side. Part tiled walls.

FIRST FLOOR LANDING
Double glazed window to side. Leading to:-

BEDROOM ONE 10'0" x 13'9" (3.05 x 4.21)
Restricted head height
Fitted wardrobe with three doors. Double glazed window to side,. Radiator. Skimmed ceiling with inset lighting.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower. low level wc and wash hand basin. Tiled walls. Heated towel rail. Tiled flooring . Double glazed sky lighting. Skimmed ceiling with inset lighting. Extractor.

OUTSIDE
Communal lawned garden with gated front access. Bin store.

GARAGE AND DRIVEWAY

LEASE INFORMATION
Length of lease 113 year remaining
Lease charges £2162 pa

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

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.

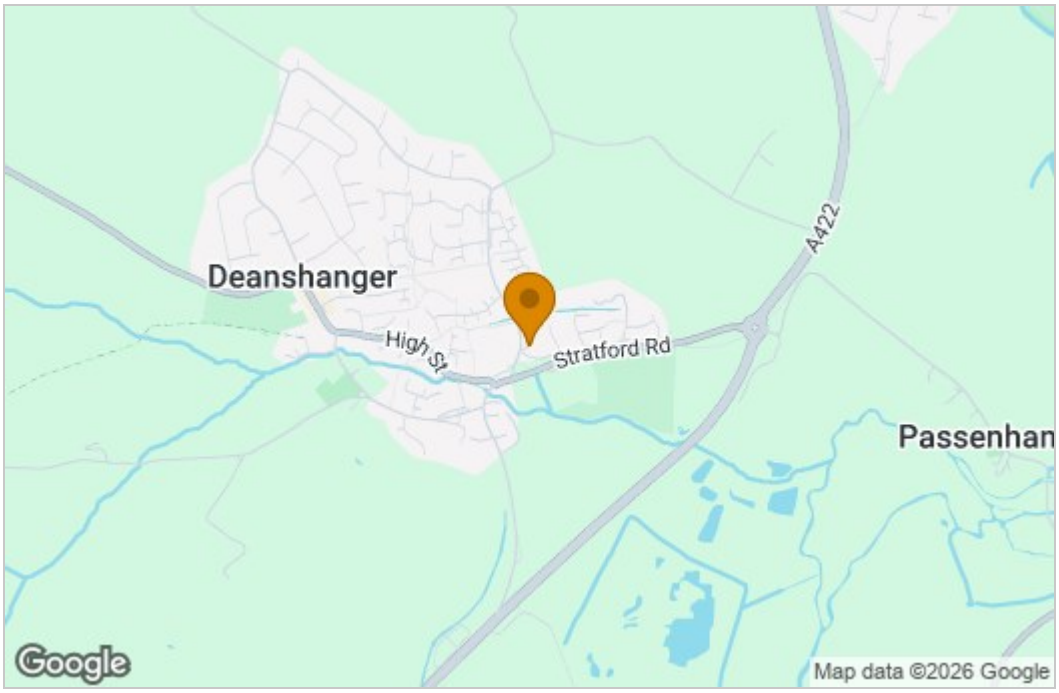
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

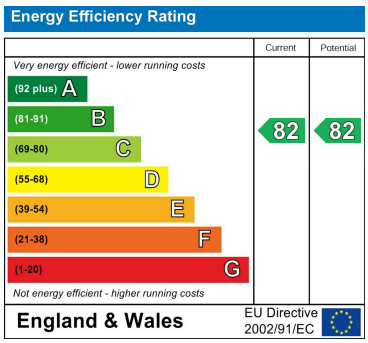


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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