

# Cauldwell

PROPERTY SERVICES



## 16 Argus Way, Milton Keynes, MK10 7LA

### £265,000

An excellent opportunity for first-time buyers, this two-bedroom semi-detached home in the popular Brooklands development is offered on the 80% fixed equity scheme—providing an affordable and straightforward way onto the property ladder, with no hidden costs, additional fees, or shared ownership arrangements.

The accommodation is well laid out and includes two double bedrooms served by a modern fitted bathroom on the first floor. On the ground floor, the entrance hall gives access to a fitted kitchen, a handy storage cupboard, and a cloakroom. To the rear, a light and spacious living/dining room opens onto the garden.

Outside, the property benefits from a surprisingly generous rear garden for this style of home, while to the front there is side-by-side driveway parking for two vehicles.

Brooklands is a well-regarded location, offering excellent amenities on the doorstep. Schools for all ages are just around the corner, Kingston District Shopping Centre is within walking distance, and mainline train stations and motorway links are only a short drive away—ideal for commuters.

This home combines affordability, convenience, and modern living, making it a fantastic step onto the housing market.

## **ENTRANCE HALL**

Double glazed door to front. Radiator. Storage cupboard housing combination boiler.

## **KITCHEN 8'8" x 6'3" (2.66 x 1.92)**

Double glazed window to front. Fitted wall and base units with worksurfaces incorporating sink drainer and mixer tap. Electric oven and gas hob with extractor hood over. Integral fridge freezer and dishwasher. Under cupboard lighting.

## **CLOAKROOM**

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

## **LIVING ROOM 15'3" x 12'11" (4.67 x 3.94)**

Double glazed French doors and windows to rear. Television point. Internet points. Two radiators. Understairs storage cupboard. Further cupboard housing plumbing for washing machine.

## **FIRST FLOOR LANDING**

Stairs from living room.

## **BEDROOM ONE 13'2" x 9'3" (4.01m x 2.82m)**

Two double glazed windows to front. Radiator.

## **BEDROOM TWO 13'0" x 8'4" (3.97 x 2.55)**

Double glazed window to rear. Radiator. Understairs storage cupboard.

## **BATHROOM**

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower with screen, wash hand basin and close coupled wc. Cabinet. Radiator. Shaver point. Extractor fan.

## **FRONT GARDEN**

Block paved driveway for two cars.

## **REAR GARDEN**

Rear width patio area leading to lawn with mature flower beds and borders. Timber shed

Yearly development charge £140.00.

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.

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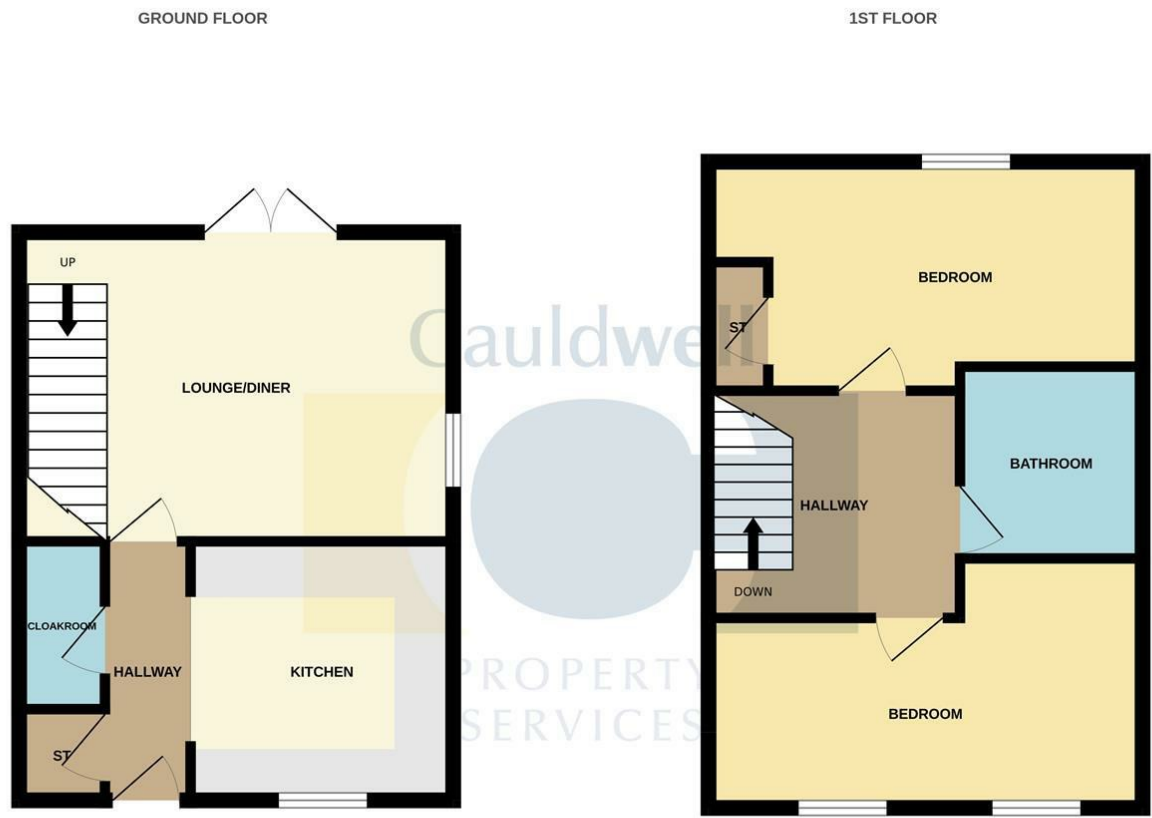
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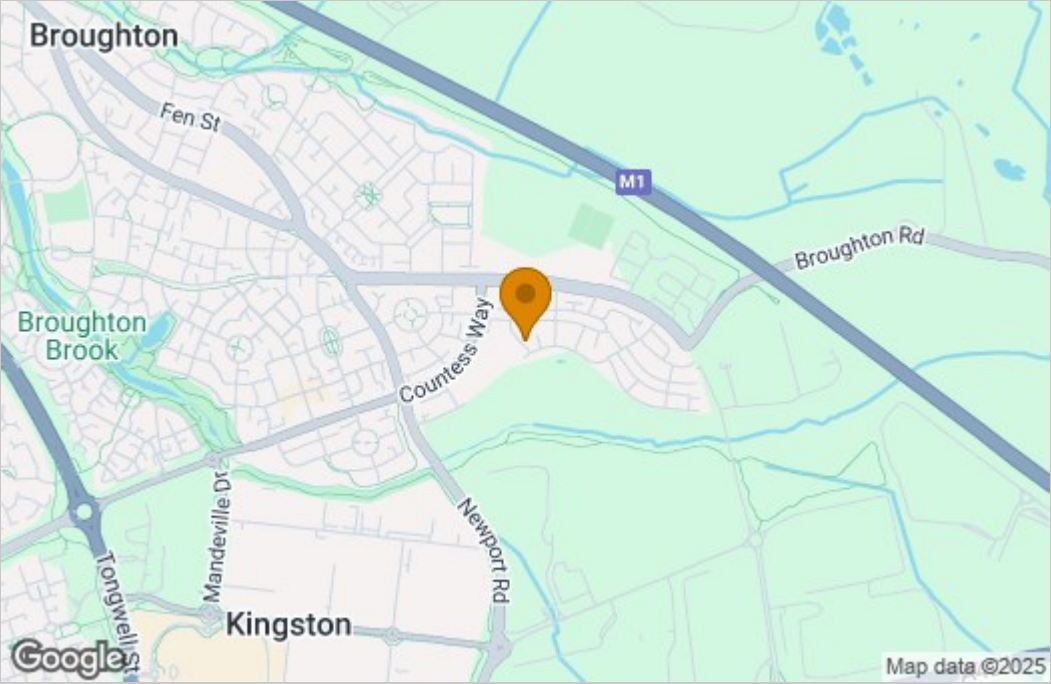


Floor Plan

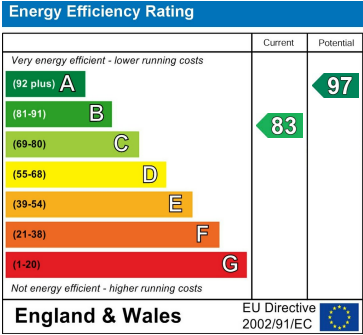


TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.  
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Area Map



Energy Efficiency Graph



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