




Cranbrook, Milton Keynes


ch@ndlers  
independent property specialists





# 75 Cranbrook

Woburn Sands, Milton Keynes, MK17 8ND  
£170,000

 1 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band C

Attention INVESTORS - refurbished apartment with an excellent tenant in situ at £900 PCM [6.35% Yield]. EPC rated C which will future proof landlords should regulations for lettings change to Band C or above. Improvements in 2022 include, new kitchen and bathroom, new boiler, new windows, decoration and floor coverings. Cranbrook has plenty of general parking facilities and communal gardens, the station, bars and restaurants are just a short walk away.

Council Tax Band B

EPC Band C

- Refitted Kitchen & Bathroom 2022
  - Newly Fitted Windows 2022
  - Replacement Boiler 2022
- Excellent Tenant in Situ £900 PCM
- Good General Parking Facilities
- 155 Years remaining on the lease
  - Gas heating to Radiators
- Walk to shops, bars & restaurants
  - Walk to Station
- Ground Rent £0 Service Charges £1496 Per Annum

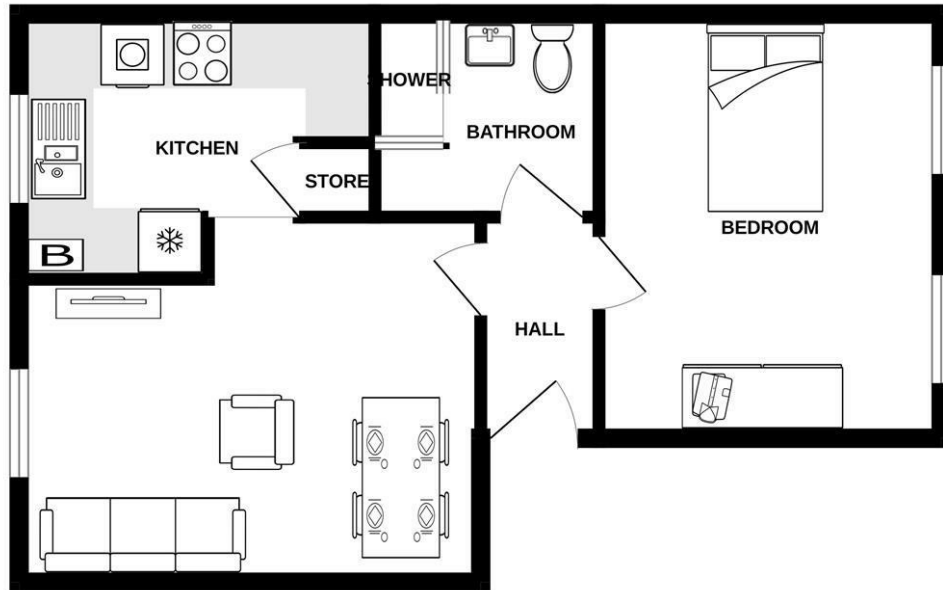








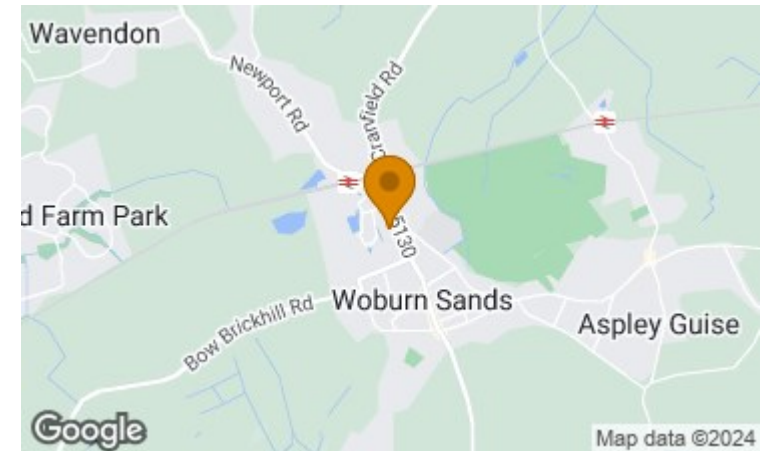
## FIRST FLOOR



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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## Additional/Material Information

- Local Authority is Milton Keynes
- Council tax Band B
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Chandlers Independent Estate Agents, 01438 356635 sales@chandlers-estates.co.uk