



Cranbrook, Milton Keynes

CHANDLERS



# 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 since June 2023 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

Lease 155 Years remaining

Service Charge £1496 PA

Ground Rent £0

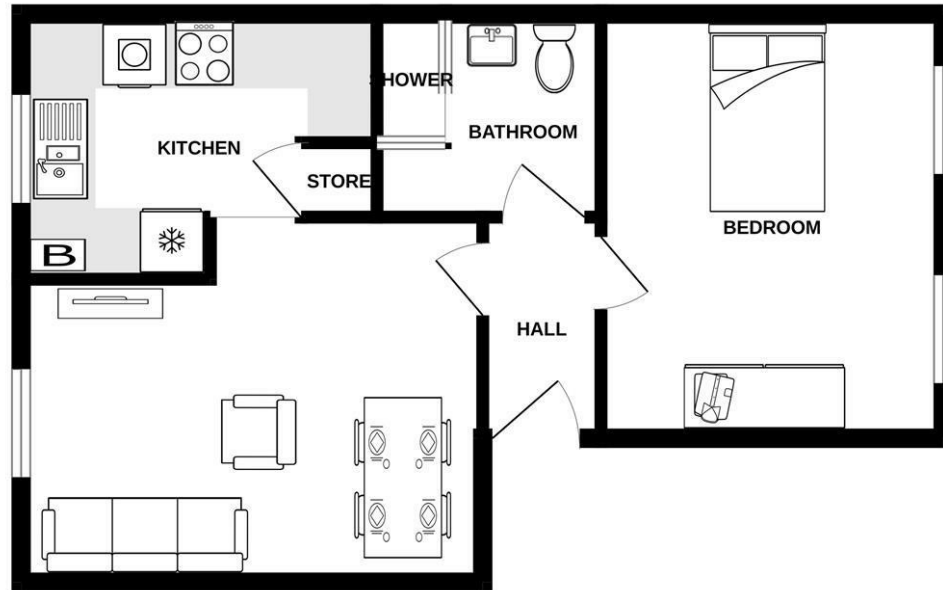
- Refitted Kitchen & Bathroom 2022
  - Newly Fitted Windows 2022
  - Replacement Boiler 2022
- Excellent Tenant in Situ £900 PCM
  - Good General Parking Facilities
- 155 Years remaining on the lease
  - Gas heating to Radiators
- Walk to shops, bars & restaurants
  - Walk to Station
- Ground Rent £0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







## FIRST FLOOR



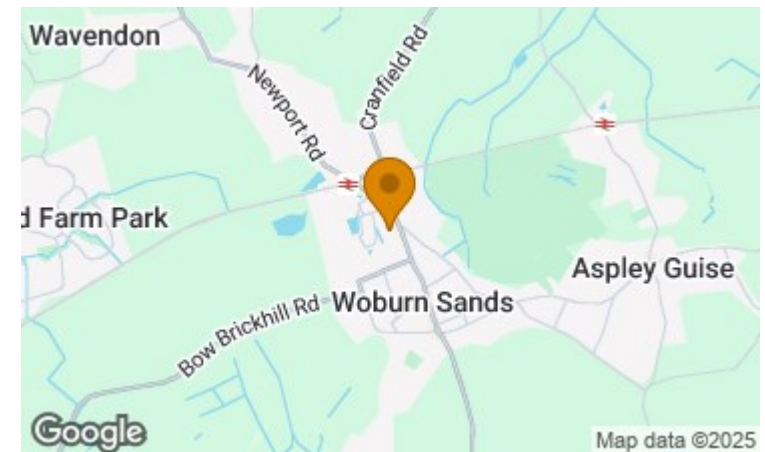
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

## 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			
England & Wales		EU Directive 2002/91/EC	

# CHANDLERS

INDEPENDENT PROPERTY SPECIALISTS

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