

# Under 1 Roof



**99 Bushy Close, MILTON KEYNES, MK3 6PX**  
**£1,450 Per Calendar Month**

# 99 Bushy Close, MILTON KEYNES, MK3 6PX

Under 1 Roof Are Pleased To Bring To The Market This Three / Four Bedroom Town House to The Market. In Brief The Property Comprises Of Three Good Sized Bedrooms To The Top Floor With An Additional Bedroom / Study on The Ground Floor Which Has Access To A Ground Floor Shower Room. The Lounge Is Located on The Middle Floor Alongside the Kitchen. The Property Also Benefits From A Single Garage & Enclosed Rear Garden.

Holding Deposit : Maximum one week's rent The Rent

Tenancy Deposit 5 or 6 weeks depending upon the rental amount

Late Rent Interest charged at 3% above Bank of England base rate when rent is more than 14 days late

## Lounge

14'11" x 11'3" (4.55 x 3.45)

Bay box window to front aspect with further full length window to the side. Fitted carpets Radiator

## Kitchen

14'9" x 7'2" (4.5 x 2.2)

Fitted with a range of base and eye level units with roll top work surfaces under. Built in washing machine . Electric oven with gas hob over. Two large windows to rear aspect

## Bedroom One

12'5" x 8'2" (3.8 x 2.50)

UPVC tilt and turn window to front aspect. Fitted carpets

## Bedroom Two

11'5" x 11'5" (3.5 x 3.5)

UPVC tilt and turn window to front aspect. Fitted carpets

## Bedroom Three

8'2" x 13'1" (2.5 x 4)

Double bedroom / Study with fitted carpets and access to the rear garden via French doors.

## Bedroom Four / Study

10'7" x 7'8" (3.25 x 2.35)

French Doors Leading To Rear Garden, Laminate Wood Flooring

## Clockroom

Re-fitted cloakroom comprising of low level WC, Hand wash basin and shower.

## Bathroom

Re-fitted bathroom comprising of low level WC Hand wash basin and bath with shower over. Tilt & turn window to rear aspect. Tiled flooring

## Rear Garden

Mainly laid to astro turf lawn with patio area

## Garage

Single garage with up & over door power and lighting

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) <b>B</b>		
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