

# Bartram & Co



1, Manhattan House, 401 Witan Gate, Milton Keynes, MK9 2BQ

£1,175 PCM -



1



1



1



B

Council Tax Band: B Service Charge: x Ground Rent: x





# 1, Manhattan House, 401 Witan Gate

Milton Keynes, MK9 2BQ

- A Modern First Floor Apartment
- With Spectacular City Views
- Bedroom and Bathroom
- Council Tax Band: B
- In A Sought After Central Location
- Lounge/Diner/Kitchen
- EPC Energy Rating: B
- Holding Payment: £271.00

We're delighted to offer this one-bedroom, first-floor apartment in a sought-after central location. Located in "The Hub", the property benefits from bars, restaurants, and shopping facilities right on its doorstep.

The property accommodates a lounge/dining room with city views leading to a modern fitted kitchen with integrated appliances, a double bedroom with a built-in wardrobe, and a bright 3pc bathroom suite with a shower over bath. There is secure underground parking with the property.



## ENTRANCE HALL:

## LOUNGE/KITCHEN:

13'8" x 12'11" (4.19 x 3.96)

## BATHROOM:

7'7" x 5'8" (2.32 x 1.74)

## MASTER BEDROOM:

10'2" x 9'7" (3.12 x 2.94)

## TENANT FEES:



## Directions

From our offices in Towcester, head southwest on Chantry Lane towards Watling Street/A5. Turn left onto Watling Street/A5 and continue following the A5. At the first roundabout, take the first exit to stay on the A5, then proceed through the next two roundabouts, taking the first exit each time, continuing on the A5 for approximately 10 miles. Use the left lane to take the slip road towards Milton Keynes Central & East, merging onto H5/Portway/A509. At North Grafton Roundabout, take the second exit to stay on Portway/A509, then at the next roundabout, take the third exit onto Witan Gate, where your destination will be on the left.





## Floor Plans



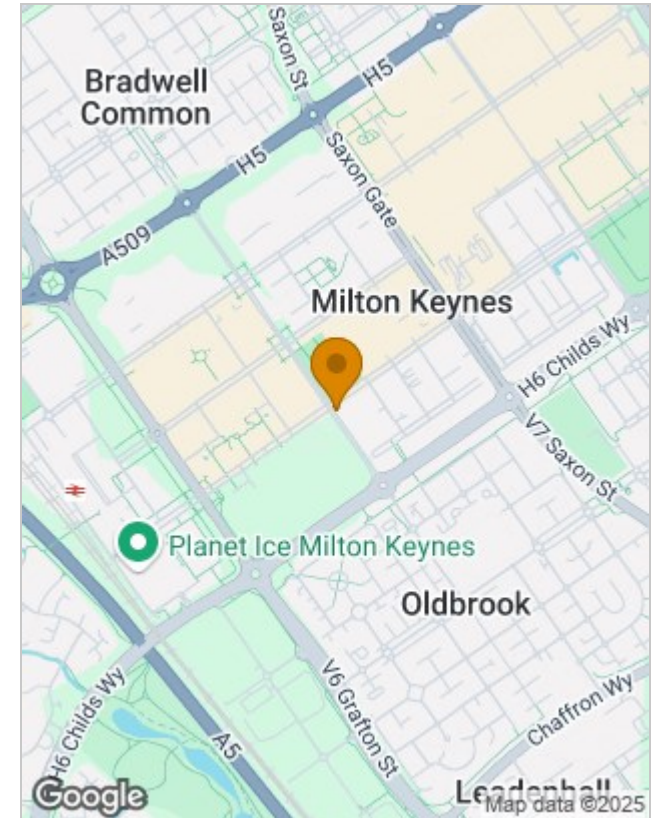
## Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	