



To arrange a viewing  
please call 01908 675747

EASY ACCESS TO THE A5 and CENTRAL MILTON KEYNES, offered in good condition with DRESSING AREA & AVAILABLE early August...

In further detail, this well presented ground floor studio apartment comprises of a spacious bedroom/lounge, dressing area with built in wardrobe, shower room & separate kitchen. Off road parking to the front & overlooks the local playing field.

Offered unfurnished & available early August.  
EPC Rating: D

Minimum Contract Length: 6 Months  
Council Tax Band: A  
Deposit equivalent to 5 weeks rent

- Close To Local Amenities
- Ground Floor Apartment
- Well Presented
- Available Early August
- Dressing Area
- Offered Unfurnished

#### LOCATION: TWO MILE ASH

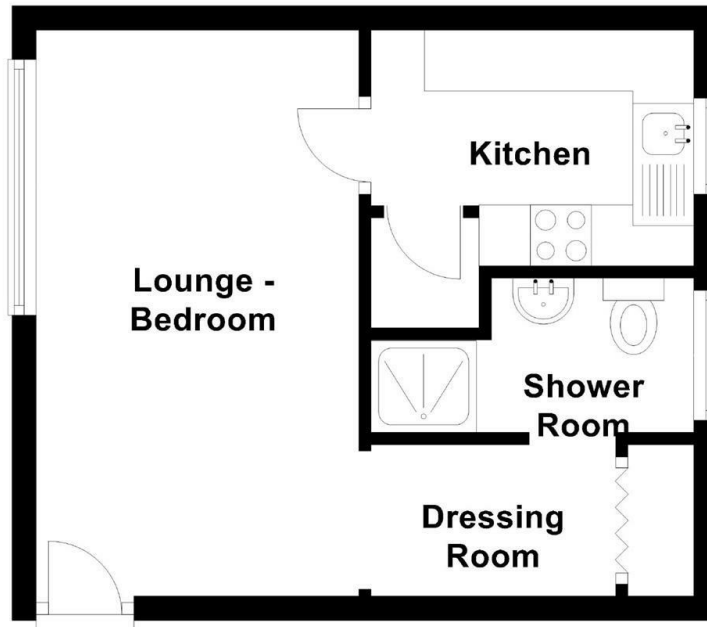
Two Mile Ash is situated to the West of Milton Keynes. Within the area there are local facilities including a dental surgery, shops, a Chemist, allotments, a Hotel and a golf course, which includes a driving range and club house. The Schools in the area are Holmwood First School and Two Mile Ash Middle School. Secondary education is nearby at Denbigh Secondary School. Close access to the A5.



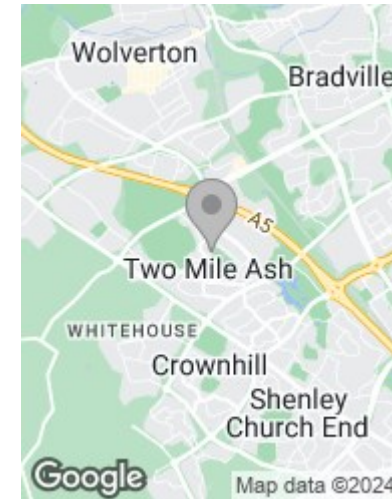
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### Ground Floor

Approx. 24.9 sq. metres (268.2 sq. feet)



Total area: approx. 24.9 sq. metres (268.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

#### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

#### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

#### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

