



19 Grace Avenue  
Milton Keynes, MK6 2XJ



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

"Attention Landlord Investors!"

Ideally positioned just a short walk from the city centre and mainline train station, this well-presented three-bedroom marionette offers an excellent investment opportunity. With a long lease of approximately 963 years remaining, allocated parking, and a current rental income of £1,150 PCM, this property is ready-made for landlords seeking immediate returns.

The property is accessed via a private ground floor entrance, with stairs rising to the main accommodation. The fitted kitchen offers a range of eye and base level units, complete with an integrated oven and gas hob, alongside space for freestanding appliances including a washing machine, fridge/freezer, and dishwasher. Bedroom three is also conveniently located on this floor, making it ideal as a guest room, home office, or additional living space.

The bright and spacious lounge/diner provides ample room for both relaxing and entertaining, comfortably accommodating a large sofa and dining table.

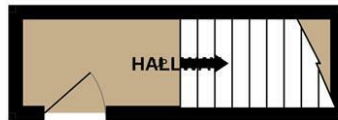
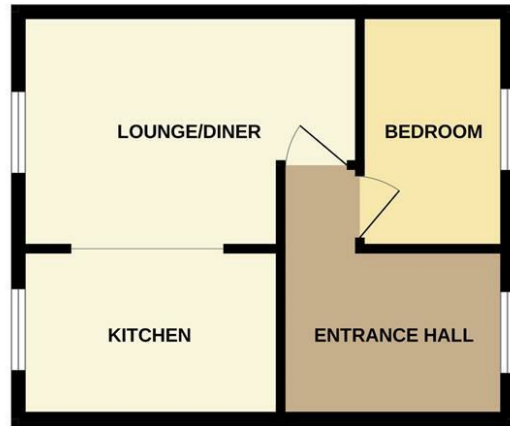
Upstairs, the property offers two well-proportioned bedrooms, both of which are generous doubles. The family bathroom is fitted with a panelled bath with shower over, wash hand basin, and low-level WC.

Externally, the property benefits from an allocated parking space. Conveniently located close to local amenities, with excellent transport links and easy access to the city centre, this is a highly desirable rental property in a prime location.

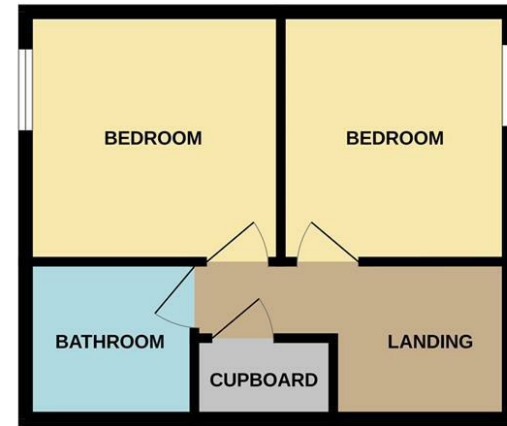
£200,000



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>73</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	





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