



**Silbury Boulevard, Milton Keynes, MK9 1LT**



**welcome to**

## **Silbury Boulevard, Milton Keynes**

Located on Silbury Boulevard, this beautifully presented, two-bedroom, two-bathroom, first floor apartment offers modern living at its finest - perfect for professionals, investors, or anyone seeking a vibrant city lifestyle.

### **Entrance Hall**

Storage cupboard housing the water tank and fuse box.

### **Lounge / Kitchen / Diner**

18' 9" x 14' 4" ( 5.71m x 4.37m )

Lounge Area - Storage heater and 2 double-glazed windows to the side.

Kitchen Area - Fitted with a mix of wall and base units with work surface over, sink with drainer, electric oven and electric hob with extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Double-glazed window to the rear.

### **Bedroom One**

15' 6" x 8' 8" ( 4.72m x 2.64m )

Built-in wardrobes, electric storage heater and double-glazed window to the side.

### **En-Suite**

Fully tiled with wash hand basin, low-level WC and a shower cubicle. Spotlights and extractor fan.

### **Bedroom Two**

10' 7" x 10' 2" ( 3.23m x 3.10m )

Built-in wardrobes, electric storage heater and double-glazed window to the rear.

### **Bathroom**

Fully tiled with wash hand basin, low-level WC and a shower cubicle. Extractor fan and spotlights.

### **Outside**

On-street parking.

### **Agents Note**

The term of the lease is 150 years from 01 Sep 2018 and not from 2028 as currently shown on the Land Registry.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Silbury Boulevard,**  
**Milton Keynes**

- Prime Silbury Boulevard location in Central Milton Keynes
- Two double bedrooms
- Two modern bathrooms (including en-suite to master)
- Open-plan living and dining area
- Walking distance to Milton Keynes Central train station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2448.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2028. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£280,000**



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Property Ref:  
NPL107875 - 0007

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