





Guide Price

'For sale by Secure Sale Online Bidding. Terms and Conditions apply'. TENANTS IN SITU. This two bedroom first floor apartment is within walking distance to Milton Keynes Central train station and local amenities with accommodation comprising an open plan living/kitchen space, family bathroom and en-suite to main bedroom.

Property Description

COMMUNAL ENTRANCE

Lift and stairs to first floor. Door to:

ENTRANCE HALL

Electric heater, doors to bedrooms, bathroom and lounge/diner.

LOUNGE/DINER

Double glazed window to rear aspect. Air conditioning/hot air heating system, flow through to kitchen.

KITCHEN

Range of wall mounted and floor standing units with square edge work surface over, one and a half single drainer sink with mixer tap, oven and hob with extractor hood over, built in dishwasher and fridge/freezer, plumbing for washing machine.

BEDROOM ONE

Double glazed window to side aspect. Air conditioning/hot air heating system, door to en-suite.

EN-SUITE

Fully tiled shower cubicle, lov level w.c., vanity wash hand basin, splash back tiling, extractor fan.

BEDROOM TWO

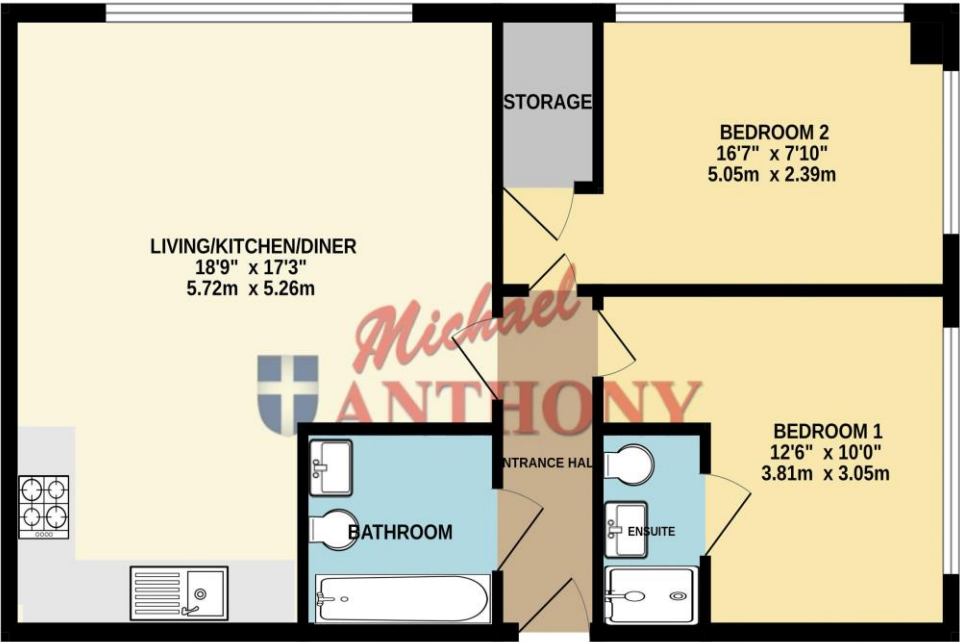
Double glazed windows to side and rear aspects. Air/conditioning hot air heating system, storage cupboard housing water tank.

BATHROOM

Panelled bath with mixer tap shower attachment, vanity wash hand basin, low level w.c., heated towel rail, splash back tiling, extractor fan.



SECOND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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r that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents