



**Marine Court**  
**Milton Keynes, MK6 5LW**

Guide Price £160,000

**GAO**  
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## MAIN FEATURES:

- **Spacious First Floor Flat**
- **Open Plan Kitchen/Diner/Lounge**
- **Two Double Bedrooms**
- **Bathroom/WC**
- **Long Lease**
- **Landlords Only - Paying Tenant in Situ**

Situated in the popular Marine Court development in Leadenhall, Milton Keynes, this spacious first-floor flat offers an excellent investment opportunity with a tenant already in situ, making it ideal for landlords seeking immediate rental income. The property benefits from a long lease and well-proportioned accommodation throughout. The flat features a bright and airy open-plan kitchen, lounge and dining area, creating a modern and sociable living space perfect for everyday living. There are two generous double bedrooms and a family bathroom/WC, providing comfortable accommodation for tenants and future occupants alike.

Marine Court is conveniently located within easy reach of Central Milton Keynes, offering excellent transport links including nearby railway stations and major road connections such as the M1. The area benefits from a range of local amenities including shops, supermarkets, schools and leisure facilities, while beautiful green spaces and parks are also close by. Milton Keynes is renowned for its extensive shopping, dining and entertainment options, making this a highly desirable area for renters. Early viewing is highly recommended to fully appreciate the size, location and investment potential of this fantastic property.

## MEET THE TEAM



Tom Cranenburgh



Lewis Foster



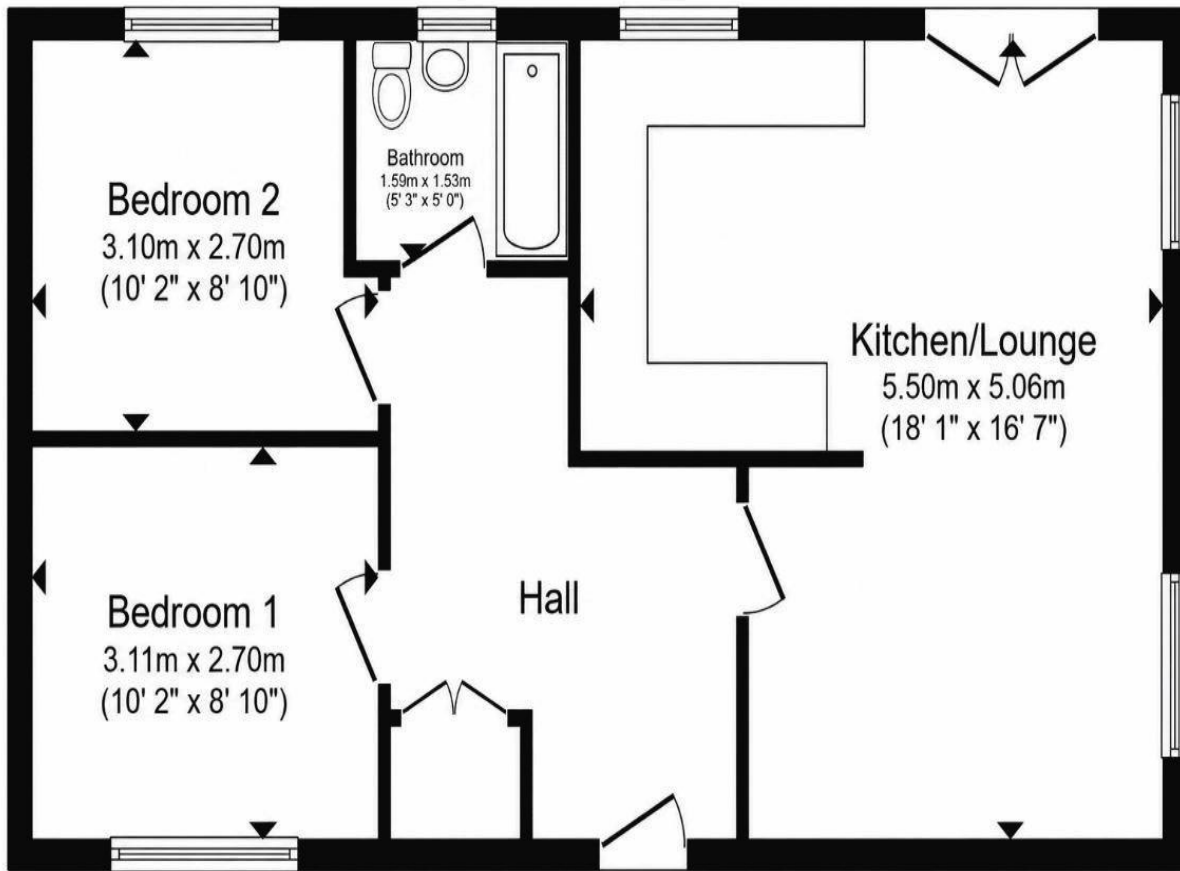
Ruby Richards



Ray Aguirre

We are here to help with any questions or information you need.

Are you looking for a solicitor or mortgage?  
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

We're Open:

8am – 8pm 7 days a week

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

[info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

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