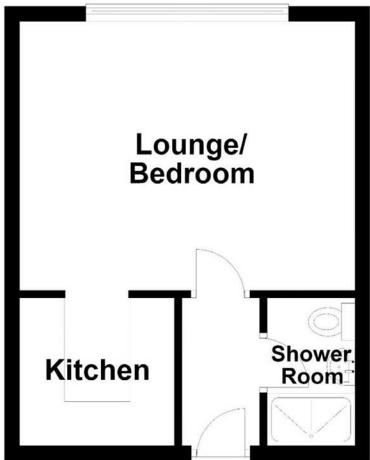




649J Silbury Boulevard, Milton Keynes, MK9 3AR



For illustration purposes only - not to scale



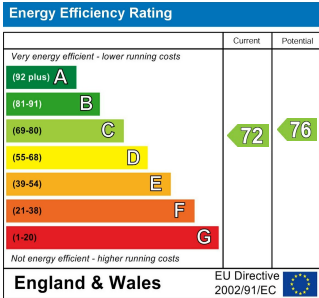
For auction £60,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 23rd SEPTEMBER 1.00 PM ** GUIDE PRICE £60,000+ **
VIEWINGS BY APPOINTMENT ** TUESDAY 1ST SEPTEMBER 4.00 PM TO 4.30 PM & TUESDAY 8TH SEPTEMBER 4.00 PM TO 4.30 PM **

Situated in a fantastic location with easy access to the wide range of amenities available in and around Central Milton Keynes, this well-positioned 2nd floor studio apartment presents an excellent opportunity for investors and landlords alike. The property benefits from an unexpired lease term of approximately 89 years and comprises a good-sized studio room, a separate modern kitchen, and a shower room. Resident permit parking is also available directly in front of the building, adding further convenience and appeal. While the property would benefit from some improvement, it offers significant potential, with a C rated EPC and a potential annual rental income of over £10,000. This makes it an attractive proposition for investors seeking strong rental returns and an excellent addition to an existing property portfolio.

REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: auctionhouse.co.uk/bedsandbucks

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
<http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk>

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
<http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk>

649J Silbury Boulevard, Milton Keynes, MK9 3AR

ACCOMMODATION

COMMUNAL ENTRANCE

With security door and intercom system, stairs to all floors.
The property is located on the second floor.

ENTRANCE HALL

With intercom receiver, door to

KITCHEN

6'10 x 6'6

With a range of modern fitted units, stainless steel sink unit, fitted filter hood, space for appliances

STUDIO ROOM

15'0 x 11'10

Double glazed windows, radiator, integrated storage cupboard and airing cupboard with hot water tank.

SHOWER ROOM

With shower cubicle, sink, wc and radiator.

COMMUNAL GARDENS

Mainly laid to lawn

PARKING

RESIDENT PERMIT PARKING

LEASE DETAILS

The current lease term is 89 years, ground rent and any service charge is awaited. Our client has been unable to provide this information to us because they are an Asset Management Company with limited knowledge of this property. Because of this we are unable to provide figures relative to the current charges applicable to this property

SERVICES

No appliances or services have been tested

COUNCIL TAX

BAND A, Milton Keynes

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements

will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

- The purchaser will be required to pay a buyers premium charge of £2400 (£2000 plus vat)

HOW TO GET THERE

From M1 Junction 14, take the A509 exit towards Central Milton Keynes and continue on the A509/Portway, following signs for Central Shopping; at the roundabouts keep following the A509/Portway towards Central Milton Keynes, then continue onto Silbury Boulevard and follow it towards the city centre. 649 Silbury Boulevard, Milton Keynes, MK9 3AR will be along Silbury Boulevard.

DOISA/2008SA0453

For further information on viewing call 0333 358 2245