



202 Silbury Boulevard  
Milton Keynes, MK9 1FJ



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

"Calling All First Time Buyers, Investors & Downsizers"

A fantastic buy to let investment opportunity with a potential rental income of £1,150 pcm.

This well presented, modern flat is ideally situated in the heart of Milton Keynes city centre, offering excellent access to local amenities and transport links. Residents can enjoy an easy walk into the city, nearby bus routes for convenient travel, and, for those commuting to London, the mainline train station is just a short distance away.

Upon entering the property, you are welcomed by a bright and airy entrance hall, creating a warm and inviting introduction to this beautifully maintained home.

The spacious open-plan kitchen, dining, and living area provides a comfortable and versatile layout, ideal for both relaxing and entertaining. The kitchen is fitted with a range of eye-level and base-level units, along with integrated appliances including an electric oven with induction hob, fridge/freezer, and a sink with mixer tap and drainer. The living area offers ample space for a large sofa and dining table, and from here you can access the private balcony, perfect for enjoying fresh air or a quiet moment outdoors.

The generously sized double bedroom provides plenty of space for bedroom furniture and offers a peaceful retreat at the end of the day.

Completing the accommodation is a modern three-piece bathroom comprising a low-level WC, wash hand basin, and a panelled bath with shower over.

The flat is located on the first floor within a very well maintained building and offers lift access to all floors.

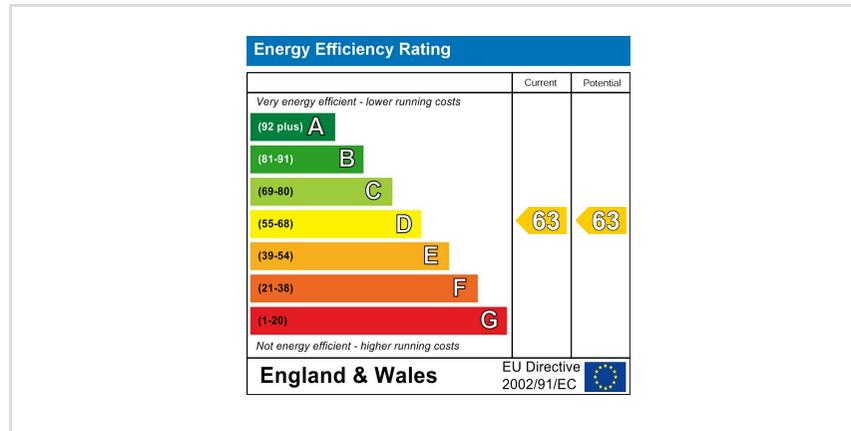
£200,000



GROUND FLOOR



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