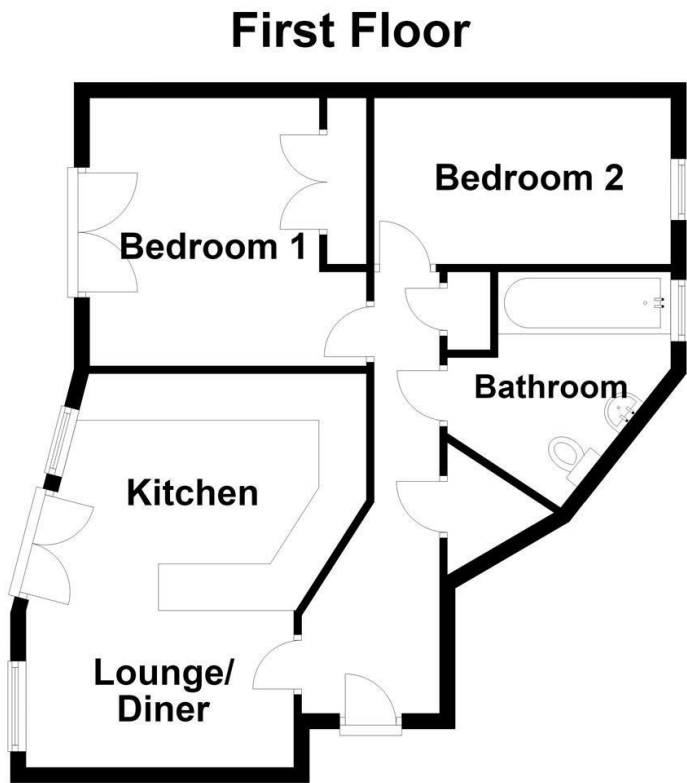




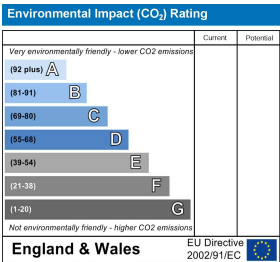
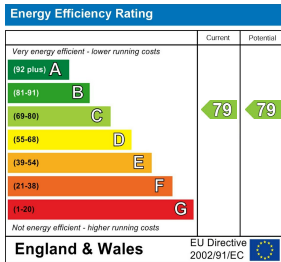
through the roundabouts following signs for the city, then join the H6 Childs Way westbound. Turn left onto V4 Watling Street, then right onto Exbury Lane in Westcroft

DOISA/16072026SA0409



For illustration purposes only - not to scale

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55 Exbury Lane, Westcroft, Milton Keynes, MK4 4GG



For Auction, Guide £170,000+

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 19TH AUGUST 1.00 PM ** GUIDE PRICE £170,000+ ** VIEWINGS BY APPOINTMENT WEDNESDAY 21ST JULY 2.00 PM TO 2.30 PM **

**** SUPERB TWO DOUBLE BEDROOM APARTMENT IN THE SOUGHT AFTER WESTCROFT AREA ****
This chain-free, modern first-floor apartment is situated in the highly desirable Westcroft area, just a few miles south of Milton Keynes Central. Offering approximately 570 sq ft of accommodation, the property features a bright and spacious open-plan living and kitchen area with a Juliet balcony, two generous double bedrooms, with the principal bedroom also benefiting from a Juliet balcony, and a modern bathroom. Additional benefits include double glazing, gas central heating, allocated parking, and an exceptionally long remaining lease of approximately 978 years. With an estimated rental income of around £1,300 PCM, the property has the potential to achieve a gross rental yield in excess of 9%, making it an excellent opportunity for buy-to-let investors or those seeking a strong long-term investment.

55 Exbury Lane, Westcroft, Milton Keynes, MK4 4GG

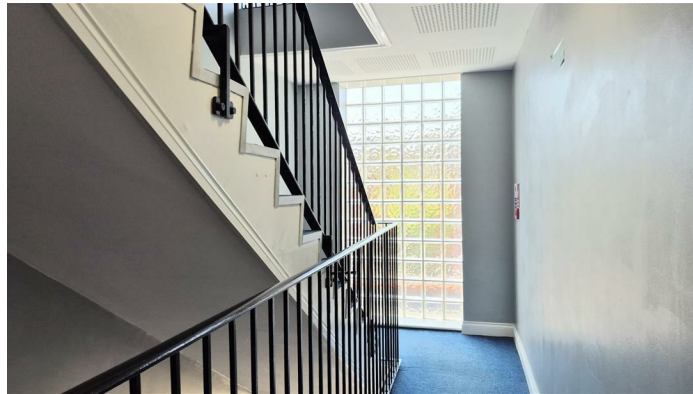
PARTICULARS NOTE:

Please note some images have been digitally enhanced to remove personal items

ACCOMMODATION

COMMUNAL ENTRANCE

With intercom system, stairs to all floors, door to car park. The property is situated on the 1st floor.



ENTRANCE HALL

Front door, two storage cupboards, door to



OPEN PLAN LOUNGE/KITCHEN



LOUNGE AREA

15'2 x 14'10

Please note measurements taken at widest points due to the irregular room shape. Double glazed window, double glazed door to Juliet Balcony, radiator, open to:

KITCHEN AREA

12'5 x 8'3

Double glazed window, range of fitted wall and base units, stainless steel sink with mixer tap, tiled splashbacks, integrated oven, hob and filter hood. Space for further appliances. Gas boiler.

BEDROOM ONE

11'7 x 11'5

Double glazed window, radiator, integrated wardrobes



BEDROOM TWO

12'5 x 7'0

Double glazed window, radiator.



BATHROOM

Double glazed window, bath with shower and screen over. WC, sink unit, part tiled walls and radiator.



OUTSIDE



PARKING

There is a resident car park to the rear, with numbered spaces and visitor parking, please review the lease in the legal pack to verify parking rights.



LEASE DETAILS

With an unexpired lease term of 978 years. SERVICE CHARGES AND GROUND RENT : 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 services or appliances have been tested

COUNCIL TAX

Band B, Milton Keynes Council

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 be 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 (the closest M1 junction), take the A509 (Portway) towards Milton Keynes, continue straight

For further information on viewing call 01908 030127