

# LANES



## 12 Rolvenden Grove, Kents Hill, Milton Keynes, Bucks, MK7 6HZ

Lanes are delighted to offer for rent this 2-bedroom terraced cluster house in a quiet residential area of Kents Hill, located on the south east side of Milton Keynes.

The property comprises of: entrance hall, lounge/diner, kitchen with white goods included, two bedrooms and bathroom. The home further benefits from an allocated parking space, and is within walking distance to many local amenities, schools, shops and restaurants.

Viewing highly recommended and available start of March 2026 on an unfurnished basis.

- Cluster Home
- Located in Kents Hill
- Allocated Parking
- Council Tax Band B
- Available March 2026
- White Goods Included

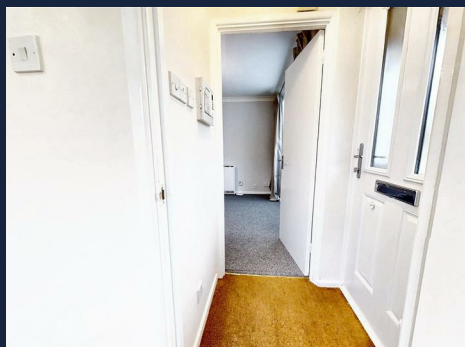
## £1,150 PCM

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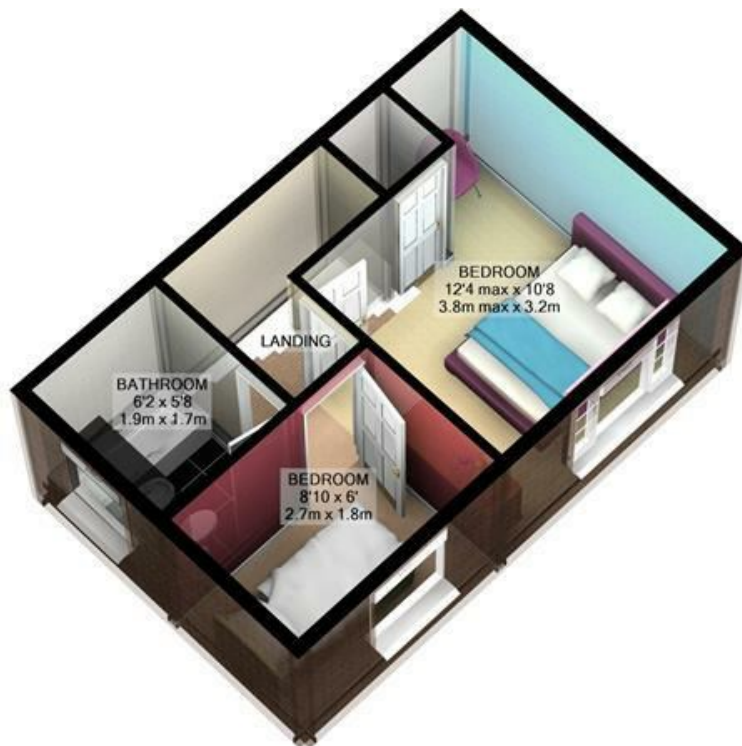
## Marketing information

Lanes Sales and Lettings are a member of The Property Ombudsman Redress Scheme. Contact 01722 333306

Tenants deposit are registered with the Tenants Deposit Scheme. Contact 0300 037 1000







1ST FLOOR  
APPROX. FLOOR  
AREA 235 SQ.FT.  
(21.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 256 SQ.FT.  
(23.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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#### Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>89</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>55</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential               |
|-----------------------------------------------------------------|---------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         | <b>70</b>               |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         | <b>41</b>               |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |