





**£270,000**

Offered to the market this two bedroom apartment is within walking distance to Milton Keynes Central train station and local amenities with accommodation comprising an open plan kitchen/living space, en-suite to main bedroom and family bathroom.

# Property Description

## **COMMUNAL ENTRANCE**

Door to communal entrance, stairs and lift to fifth floor. Door to:

## **ENTRANCE HALL**

Doors to lounge/diner/kitchen, bedrooms and bathroom.

## **LOUNGE/DINER/KITCHEN**

Double glazed windows to side and rear aspects. Wall mounted and floor standing units with square edge work surface over, single drainer sink with mixer tap, integrated oven and hob with extractor fan over, plumbing for washing machine, built in dishwasher,

## **BEDROOM ONE**

Double glazed window to rear aspect. Electric heater, door to en-suite.

## **EN-SUITE**

Fully tiled shower cubicle, pedestal wash hand basin, low level w.c., tiled walls, radiator, extractor fan.

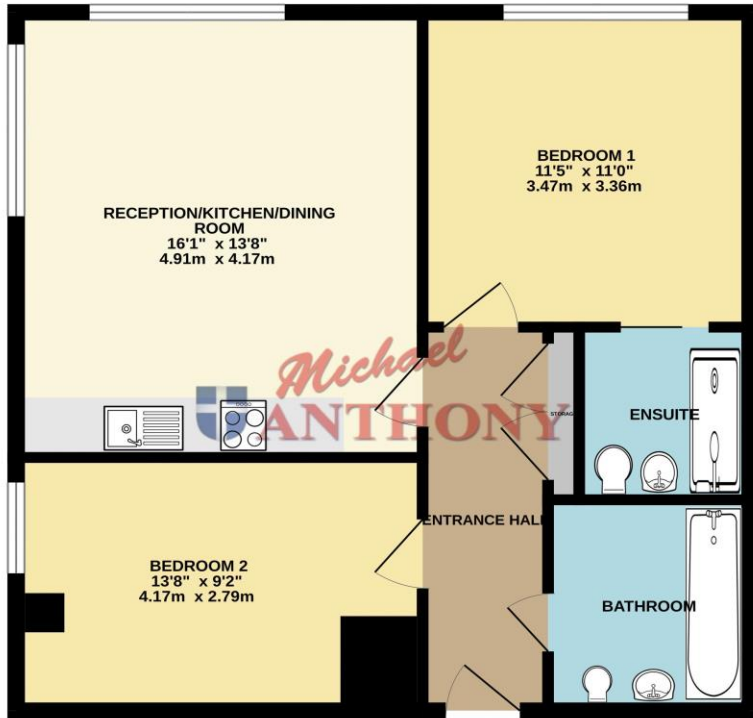
## **BEDROOM TWO**

Double glazed window to side aspect. Electric heater.

## **BATHROOM**

Radiator, low level w.c, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, tiled walls, extractor fan.

FIFTH FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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