

## 24 St Marys Avenue, Milton Keynes, MK3 5DT

### £169,995

AN EXCELLENT OPPORTUNITY FOR INVESTORS WITH A POTENTIAL RENTAL INCOME OF £1095pcm AND A YIELD OF APPROXIMATELY 7.7% \*

CAULDWELL are pleased to offer for sale a two bedroom first floor apartment with a LARGE PRIVATE REAR GARDEN and NO UPPER CHAIN, the apartment has potential to convert the loft space into a large 3rd bedroom with ensuite.

Accommodation comprises; communal access to large private garden including 4 large storage cupboards, apartment entrance with loft access and ample storage cupboards, larger than average lounge, fitted kitchen, two double bedrooms both with storage and a good sized family bathroom. Outside there is a generous private garden. The property is available with no upper chain.

The property is located within close proximity to Bletchley train station and is walking distance to local shops and three pub/restaurants. Milton Keynes Railway Station and Shopping Centre are located within 5 miles of the home.

\* Yield calculated before additional charges, i.e service charges and maintenance costs

Energy rating: tbc

Council tax band: A

## **ENTRANCE HALL**

Communal entrance with storage cupboards to front door. Doors leading to all rooms. Radiator. Storage cupboard. Loft access. Airing cupboard.

## **LIVING ROOM 11'11"M x 15'1"M (3.62M x 4.61M)**

Double glazed window to front. Radiator. Fireplace.

## **KITCHEN BREAKFAST ROOM 15'1"M x 8'6"M (4.59M x 2.60M)**

Double glazed window to rear. Radiator. Fitted with wall and base units with worksurfaces incorporating sink drainer. Built in oven and hob with extractor. Built in dishwasher. Radiator. Tiled flooring. Skimmed ceiling with inset lighting and coving

## **BEDROOM ONE 9'11"M x 13'6" (3.02M x 4.11)**

Double glazed window to front. Radiator. Built in cupboard. Radiator.

## **BEDROOM TWO 10'5"M x 12'0"M (3.17M x 3.65M)**

Double glazed window to rear. Cork tiled walls.

## **SHOWER ROOM**

Three piece suite comprising shower cubicle, low level wc and wash hand basin. Tiled flooring and walls. Frosted double glazed window to rear. Radiator.

## **REAR GARDEN**

En enclosed secluded, generous rear garden with a mixture of wooden fence and hedgerow surround.

## **LEASE DETAILS**

Vendor has advised of 125 year lease with 78 years remaining. £600 a year service charge.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

**MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange a n appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life

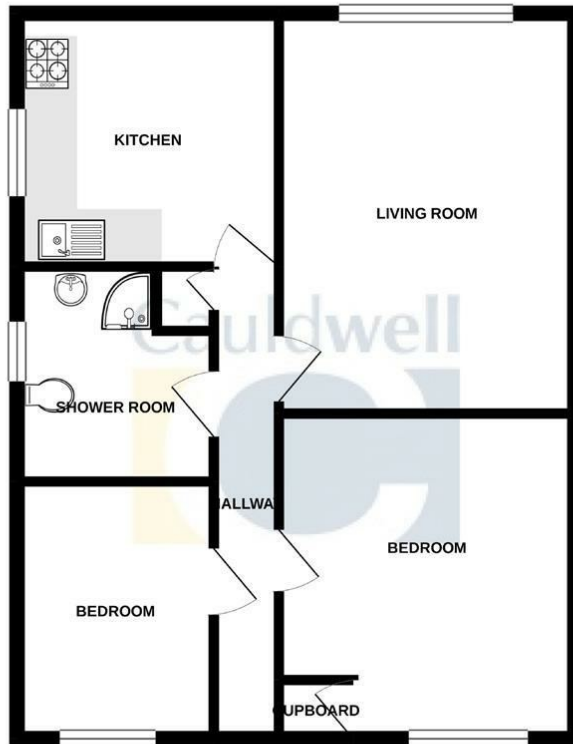
policy may be required. Loans subject to status. Minimum age 18.

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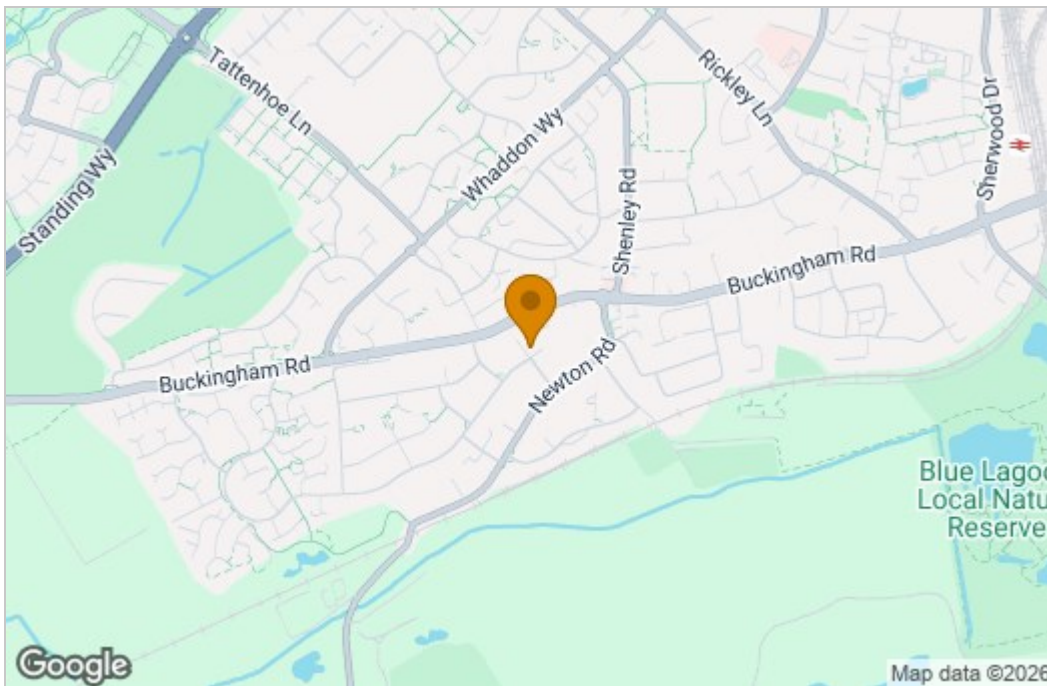
# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2021.

# Area Map



# Energy Efficiency Graph

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

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