





£150,000

Positioned within the heart of Milton Keynes City Centre this studio apartment is within walking distance to Milton Keynes Train Station and all amenities with an accommodation comprising of kitchen/living space, bedroom, shower room, cloakroom and has the added benefit of being sold with no upper chain.

Property Description

COMMUNAL ENTRANCE

Door to communal entrance. Door to:

LOUNGE/DINER/KITCHEN

Double glazed window to front aspect. Range of base and eye level units with square edge work surface over, built in oven and hob with extractor over, built in dishwasher and fridge/freezer, single drainer sink with mixer tap, radiator, door to storage cupboard, open to bedroom.

BEDROOM

Radiator, doors to shower room and cloakroom.

CLOAKROOM

Low level w.c., with push button flush, extractor fan, vanity wash hand basin, splash back tiling.

SHOWER ROOM

Fully tiled shower cubicle, pedestal wash hand basin, fully tiled walls, extractor fan.



TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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