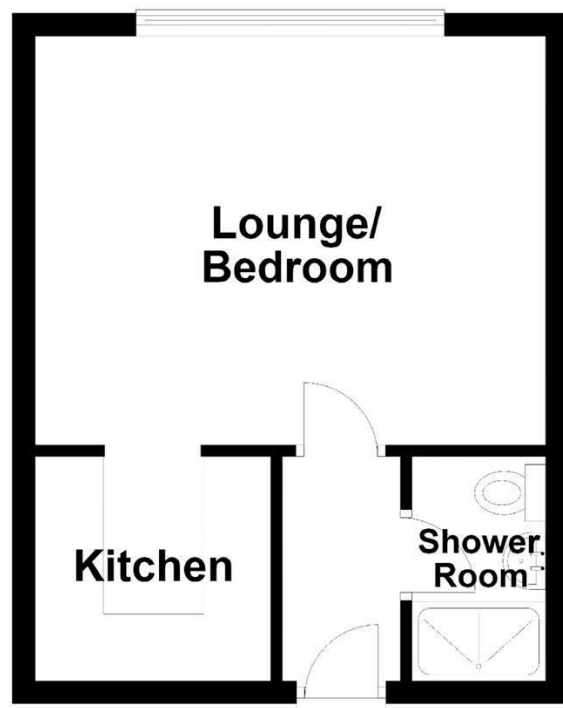
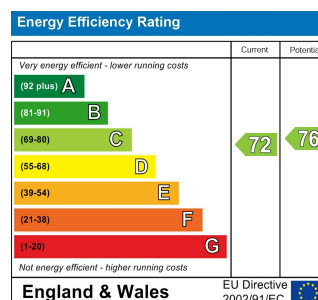




For illustration purposes only - not to scale

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649J Silbury Boulevard, Milton Keynes, MK9 3AR



For Auction, Guide £60,000+

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 23rd SEPTEMBER 1.00 PM ** GUIDE PRICE £60,000+ ** VIEWINGS BY APPOINTMENT ** NEXT SLOT: SATURDAY 19TH SEPTEMBER 1.00 PM TO 1.30 PM ****

Situated in a fantastic location with easy access to the wide range of amenities available in and around Central Milton Keynes, this well-positioned 2nd floor studio apartment presents an excellent opportunity for investors and landlords alike. The property benefits from an unexpired lease term of approximately 89 years and comprises a good-sized studio room, a separate modern kitchen, and a shower room. Resident permit parking is also available directly in front of the building, adding further convenience and appeal. While the property would benefit from some improvement, it offers significant potential, with a C rated EPC and a potential annual rental income of over £10,000. This makes it an attractive proposition for investors seeking strong rental returns and an excellent addition to an existing property portfolio.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
<https://www.auctionhouse.co.uk/northantsbedsandbucks>

9 Westleigh Office Park, Northampton, NN3 6BW

T: 0333 358 2245 F: 01604 232627

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ACCOMMODATION

COMMUNAL ENTRANCE

With security door and intercom system, stairs to all floors. The property is located on the second floor.



ENTRANCE HALL

With intercom receiver, door to

KITCHEN

6'10 x 6'6

With a range of modern fitted units, stainless steel sink unit, fitted filter hood, space for appliances



STUDIO ROOM

15'0 x 11'10

Double glazed windows, radiator, integrated storage cupboard and airing cupboard with hot water tank.



SHOWER ROOM

With shower cubicle, sink, wc and radiator.



COMMUNAL GARDENS

Mainly laid to lawn



PARKING

RESIDENT PERMIT PARKING



DOISA/2008SA0453

LEASE DETAILS

The current lease term is 89 years, peppercorn ground rent. The service charge estimate for 2026/2027 is shown by documentation as £1847.

SERVICES

No appliances or services have been tested

COUNCIL TAX

BAND A, Milton Keynes

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 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, take the A509 exit towards Central Milton Keynes and continue on the A509/Portway, following signs for Central Shopping; at the roundabouts keep following the A509/Portway towards Central Milton Keynes, then continue onto Silbury Boulevard and follow it towards the city centre. 649 Silbury Boulevard, Milton Keynes, MK9 3AR will be along Silbury Boulevard.