

elevation

estate agents | est. 1992

9 Whittle Court,
Knowlhill, Milton Keynes, MK5 8FT

Tel: 01908 231 551
mail@elevationestateagents.com



**31 Garnet House, 11 Merrivale Mews,
MILTON KEYNES, Buckinghamshire, MK9
2FQ**

£350,000 Leasehold

- Executive Apartment
- Three double bedroom
- Underground parking for one car
- Balcony overlooking green
- Excellent transport links
- En suite to master bedroom
- EPC Rating B





Lounge (Reception)

Kitchen

Bedroom

Ensuite

Bedroom

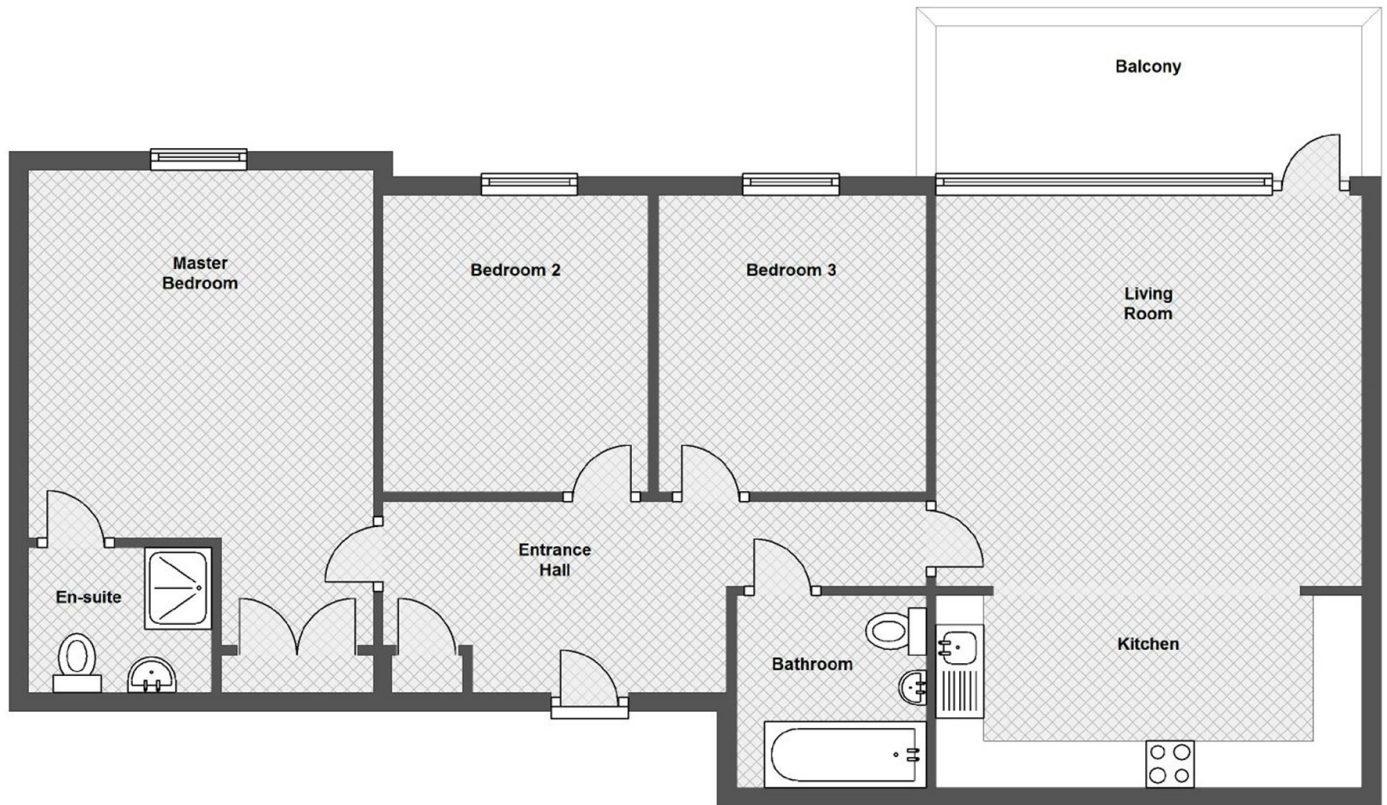
Bedroom

Bathroom

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Ground Floor Approx. 871.2 sq. feet



Total area: approx. 871.2 sq. feet
Floor Plans are for layout purposes only.
Plan produced using PlanUp.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|-----------|---|-------------------------|
| | Current | Potential | | Predicted |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 to 100) A | | | (92 to 100) A | |
| (81 to 91) B | 85 | 85 | (81 to 91) B | |
| (69 to 80) C | | | (69 to 80) C | |
| (55 to 68) D | | | (55 to 68) D | |
| (39 to 54) E | | | (39 to 54) E | |
| (21 to 38) F | | | (21 to 38) F | |
| (1 to 20) G | | | (1 to 20) G | 0 |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC | | England, Wales & N.Ireland | EU Directive 2002/91/EC |

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