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**Flat 4 Paragon Building, 252 Upper Fourth
Street, CENTRAL MILTON KEYNES,
Buckinghamshire, MK9 1DR**

£275,000 Leasehold

- Brand new building conversion
- Luxuriously appointed
- Two Double Bedrooms
- Two en-suite shower rooms
- Stylish kitchen with integrated appliances
- Dual aspect lounge diner
- Ideal for busy professionals
- Walk to main railway station
- No allocated parking



See our full selection of properties online at www.elevationstateagents.com



Close to the A5, the M1, and being within the beating heart of residential Milton Keynes, The Paragon Building is a great choice for commuters working in London and surrounding towns. The benefits from being in this modern and contemporary location, are endless. Newly built and prestigious, the Paragon Building has a strong garnish of luxury and modernism, that elevates it above most property in the city. Milton Keynes has beautiful countryside, forests, and Willen lake is just a short trip away. You'll discover a great selection of shops, restaurants and schools, and indeed everything you need to set up a beautiful new home, and rewarding new lifestyle, within the surrounding areas and the vibrant city of Milton Keynes.

NO GROUND RENT IS PAYABLE

SERVICE CHARGE IS £558.33 PER MONTH WHICH INCLUDES - water and gas, serving domestic water usage, water heating and central heating

BLOCK A
FIRST FLOOR
74.6 m sq



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.

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