



**Flat 2, 44 Santa Cruz Avenue, Newton Leys,  
Bletchley, Milton Keynes,  
Buckinghamshire, MK3 5PU**

**£210,000**

- Ground Floor
- Two Double Bedrooms
- Integrated Appliances
- Sought After Area
- Separate Living and Kitchen
- Potential rental value £1050
- Council Tax Band-B
- EPC Rating





Lovely two-bedroom ground floor apartment with an allocated car park or off-road parking.

This home offers a spacious lounge and separate kitchen with integrated goods to include; an oven with an induction hob and extractor, a dishwasher and fridge freezer. Both bedrooms are doubles and have lots of natural light throughout. Finally, the three-piece family bathroom comprises of a bath with a glass screen door with an overhead shower, a w/c, pedestal basin with a wall mounted vanity cupboard.

This property would make a great investment or first home.

Newton Leys is a very popular and sought-after area. It has connection the A4146, A5 and the M1. It is within close proximity to the Newton Leys District Centre offering takeaways and an Asda. A lovely walk area is Willow Lake Park, a picturesque perfect walk for families and dog lovers.

## 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.

