

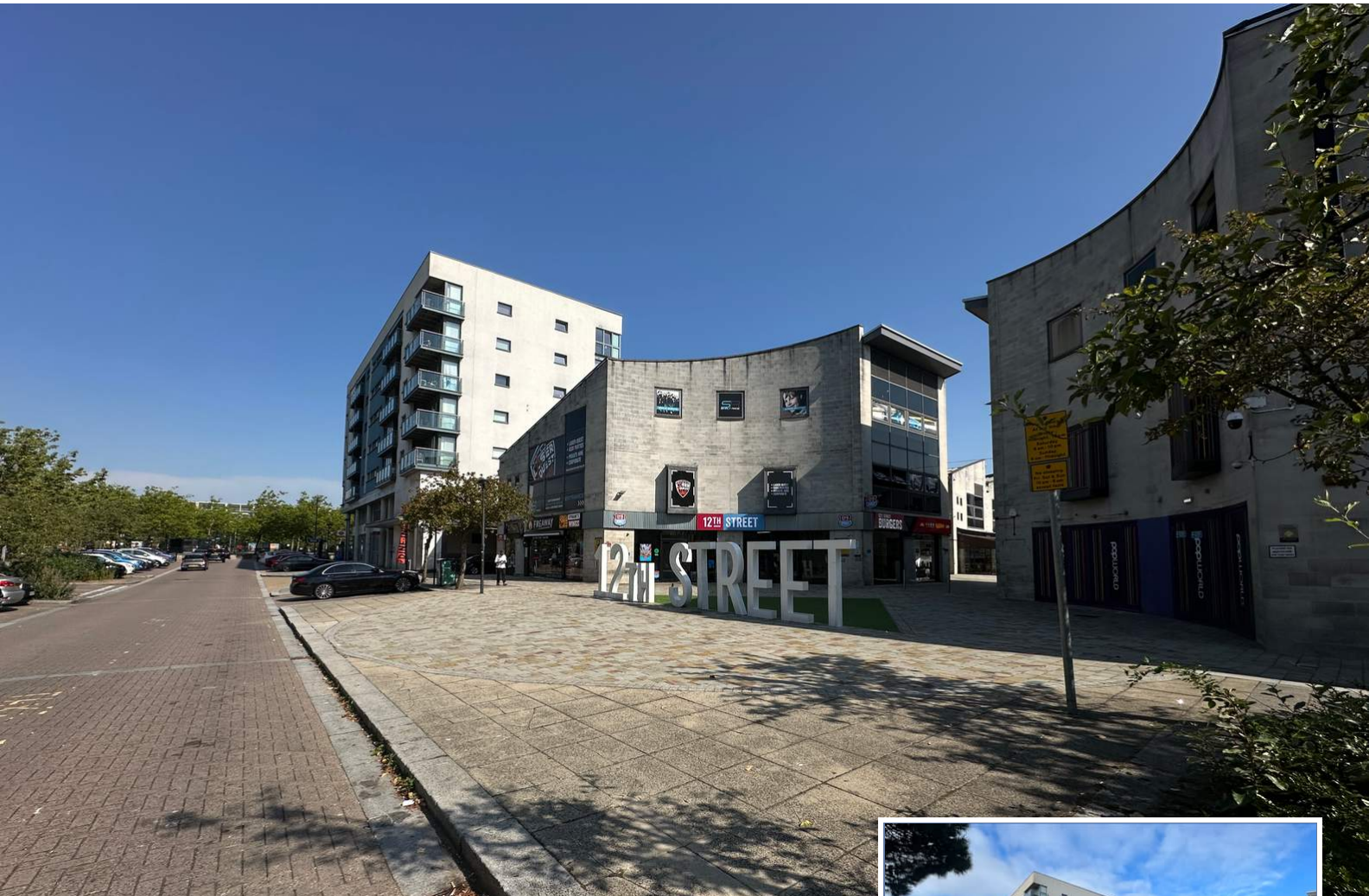


9 Whittle Court,  
Knowlhill, Milton Keynes, MK5 8FT

Tel: 01908 231 551



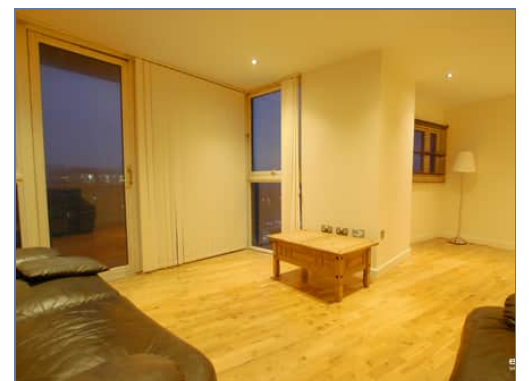
mail@elevationstateagents.com



**Flat 305, 475 Lower Twelfth Street, Milton  
Keynes, Buckinghamshire, MK9 3PW**

**£190,000 Leasehold**

- No upper Chain
- Currently let out
- CMK location
- Walking distance from CMK railway station
- Balcony
- EPC Rating B



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Situated in the popular area of Central Milton Keynes, this one-bedroom, third-floor apartment is offered to the market with no upper chain. The accommodation comprises an open-plan lounge/dining space leading to balcony with city centre views, a separate kitchen, a double bedroom and bathroom, with secure intercom access to the property and an allocated parking space.

Being in Central Milton Keynes, the property benefits from being in close proximity to all the central amenities including the Centre:MK shopping centre, Milton Keynes Central train station, local schooling & bus routes, and provides easy access to the A5, A421 and M1 motorway.

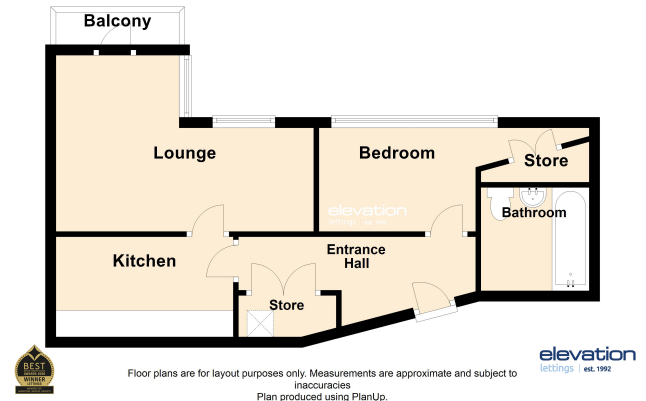
GROUND RENT - APPROX. £200 p/a. SERVICE CHARGE - APPROX. £3000 p/a

LEASE REMAINING - APPROX. 109 yrs

## 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.

Third Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	