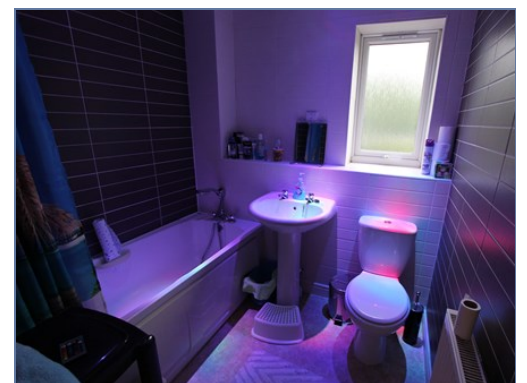




## 7 Calvie Croft, Hodge Lea, Milton Keynes, Buckinghamshire, MK12 6JZ

**£179,950 Leasehold**

- Private communal gardens
- Two bedroom
- Second floor apartment
- Sought after location of Hodge Lea
- Single garage
- Allocated parking
- Ideal buy to let or first time purchase
- En suite to master
- EPC Rating B





## INTERIOR

### Entrance Hall

Doors leading to:

### Lounge Diner

4.88m x 4.71m (16' 0" x 15' 5")

### Kitchen Area

3.15m x 2.53m (10' 4" x 8' 4")

### Bedroom One

4.43m x 3.38m (14' 6" x 11' 1")

### En Suite

Fitted to comprise three piece suite

### Bedroom Two

3.37m x 2.57m (11' 1" x 8' 5")

### Family Bathroom

Fitted to comprise three piece suite

## EXTERIOR

### Single Garage

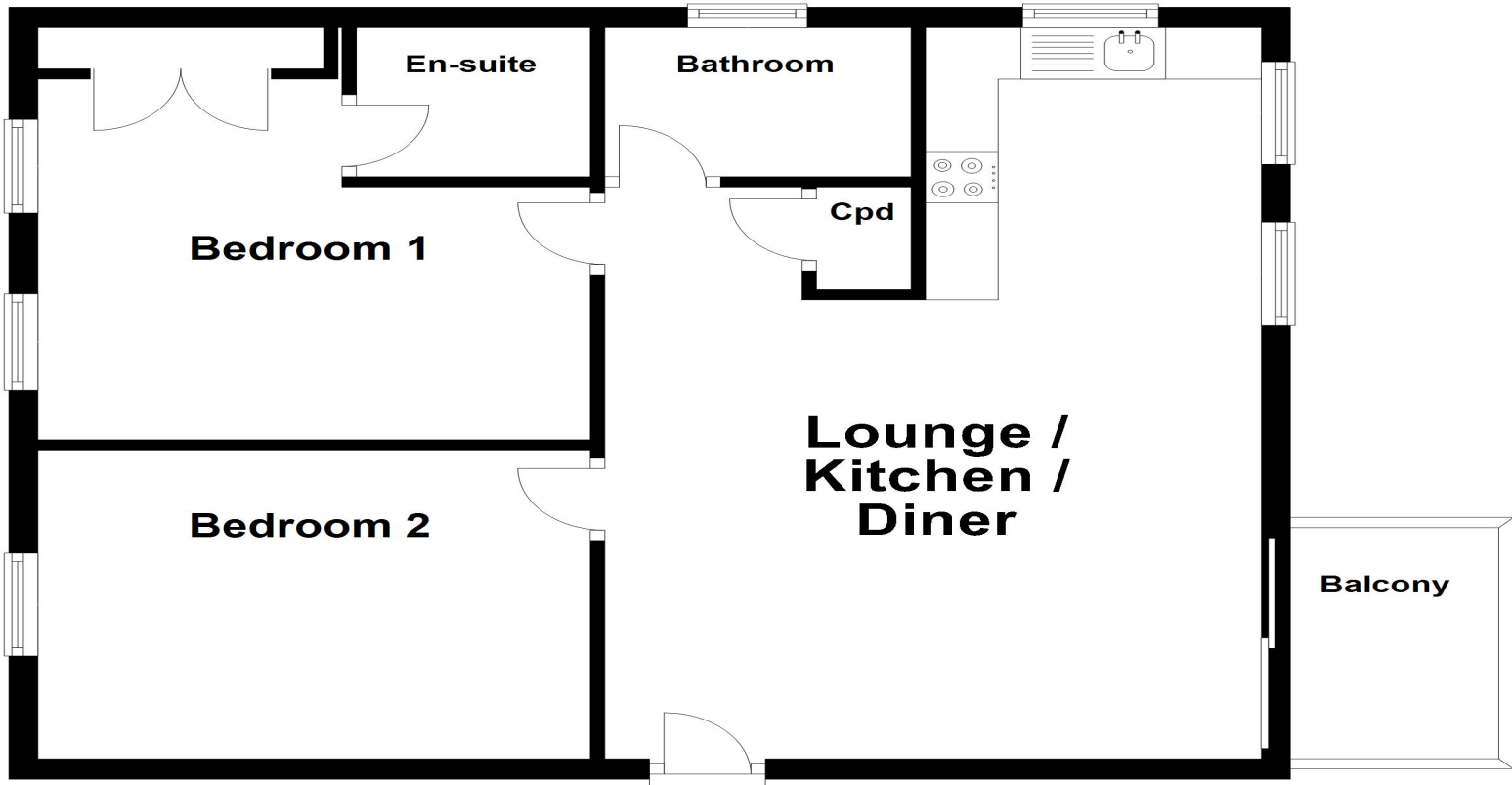
Allocated Parking  
Space for one vehicle

### Communal Gardens

### 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



elevation estate agents  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>
(81 to 91) <b>B</b>			(81 to 91) <b>B</b>
(69 to 80) <b>C</b>	<b>81</b>	<b>81</b>	<b>84</b>
(55 to 68) <b>D</b>			<b>85</b>
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		<b>England, Wales &amp; N.Ireland</b>
			EU Directive 2002/91/EC

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