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**41 Medina House, Silbury Boulevard,  
Milton Keynes, Buckinghamshire, MK9 2AE**

**£240,000 Leasehold**

- Modern
- 3rd floor
- Large covered balcony
- Walking distance from CMK railway station
- 1 Bedroom
- Luxurious bathroom
- Integrated kitchen appliances
- Chain Free
- Can rent out for £1,250 PCM
- EPC Rating D



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Elevation are proud to present this lovely 1 bedroom apartment in Medina House with a large terrace,

Medina House is a modern development of apartments in Central Milton Keynes, on Silbury Boulevard, and is built to the highest of specifications, and is situated conveniently in the heart of Milton Keynes

The accommodation comprises open plan lounge/kitchen area, bedroom, bathroom, and balcony. The kitchen comes fully stocked with kitchen appliances as standard.

EPC rating- D

Council Tax band- B

Ground rent yearly £125

The owner has told us the service charge varies between £1,600-£2,000 a year

Call today to arrange a viewing

## 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

