



**37 Troutbeck, Peartree Bridge, Milton
Keynes, Buckinghamshire, MK6 3ED**

£135,000 Leasehold

- One bedroom apartment
- Top Floor Apartment
- Ideal 'buy to let' investment opportunity
- Ideal first time purchase
- Peppercorn Ground Rent £20:00 per annum
- Service charge £150:00 pcm
- 83 Year lease remaining
- EPC Rating





Brilliant First Time purchase or Investment Opportunity. A well presented Top Floor apartment which is situated within close proximity to the Grand Union Canal, Peartree Bridge Marina and Milton Keynes Hospital. The property benefits from UPVC double glazed windows, fitted kitchen with built in Double oven and hob. The accommodation briefly comprises lounge, kitchen, bedroom, bathroom and communal residents off road parking area.

Lounge

4.12m x 2.86m (13' 6" x 9' 5")

Kitchen

3.20m x 1.70m (10' 6" x 5' 7")

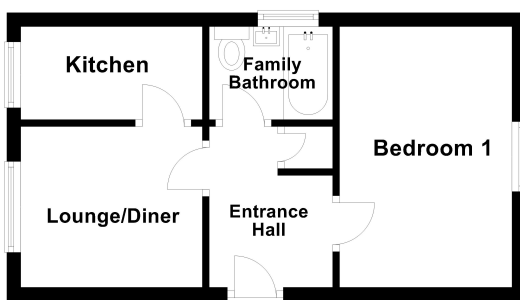
Bedroom

4.63m x 2.41m (15' 2" x 7' 11")

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.

Floor Plan



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies
Plan produced using PlanUp.