



**2 Wharf Lane, Old Stratford, Milton Keynes,  
Northamptonshire, MK19 6AD**

**£825 pcm Not Applicable**

- One bedroom; en suite cloakroom
- Mews style setting
- Detached cottage
- Fully Furnished
- Double glazed throughout
- Kitchen with oven and hob
- Shower room
- Allocated parking space
- EPC Rating D







## Bedroom

4.19m x 3.05m (13' 9" x 10' 0")

## Lounge

4.24m x 3.00m (13' 11" x 9' 10")

## Kitchen

2.44m x 2.11m (8' 0" x 6' 11")

## Bathroom

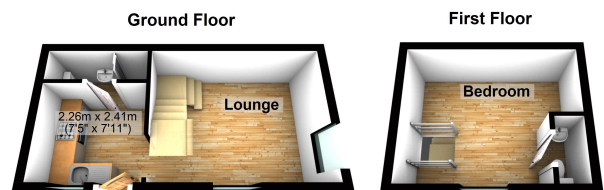
1.2m x 2.11m (3' 11" x 6' 11")



## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	84	84	84
	62	62	62
<p>England, Wales &amp; N.Ireland</p> <p>EU Directive 2002/91/EC</p>		<p>England, Wales &amp; N.Ireland</p> <p>EU Directive 2002/91/EC</p>	



Floor plans are for layout purposes only  
Plan produced using PlanUp.