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**71 Grace Avenue, Oldbrook, Milton  
Keynes, Buckinghamshire, MK6 2XJ**

**£195,000 Leasehold**

- Three bedroom duplex maisonette
- Walking Distance from CMK
- Large living space
- Own entrance
- allocated parking
- close to shops
- good transport links
- EPC Rating



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A great opportunity to acquire a 3 bedroom maisonette over two floors, in the very popular area of Oldbrook. Great for investors or first time buyers.

Within walking distance to the town centre, railway station, and the offices of Santander, Argos and Network Rail. Local shops also within walking distance, along with the main town centre and all it has to offer.

In brief, the property comprises:

Open plan kitchen/lounge

Bathroom

Toilet

3 bedrooms - 2 x double, and 1 x single

One allocated parking space

Your own entrance off the street

service charge is £131 pm and ground rent is £150 pa

Lease was 999 from new TBC

## 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.