



**Flat 3, 10 Cicero Crescent, Fairfields,  
Milton Keynes, Buckinghamshire, MK11  
4AU**

**£220,000 Leasehold**

- Good school catchment
- Ideal first time purchase
- Sought after location of fairfields
- Allocated parking
- Two bedroom
- Rent and service charge combined is £217.50
- EPC Rating B



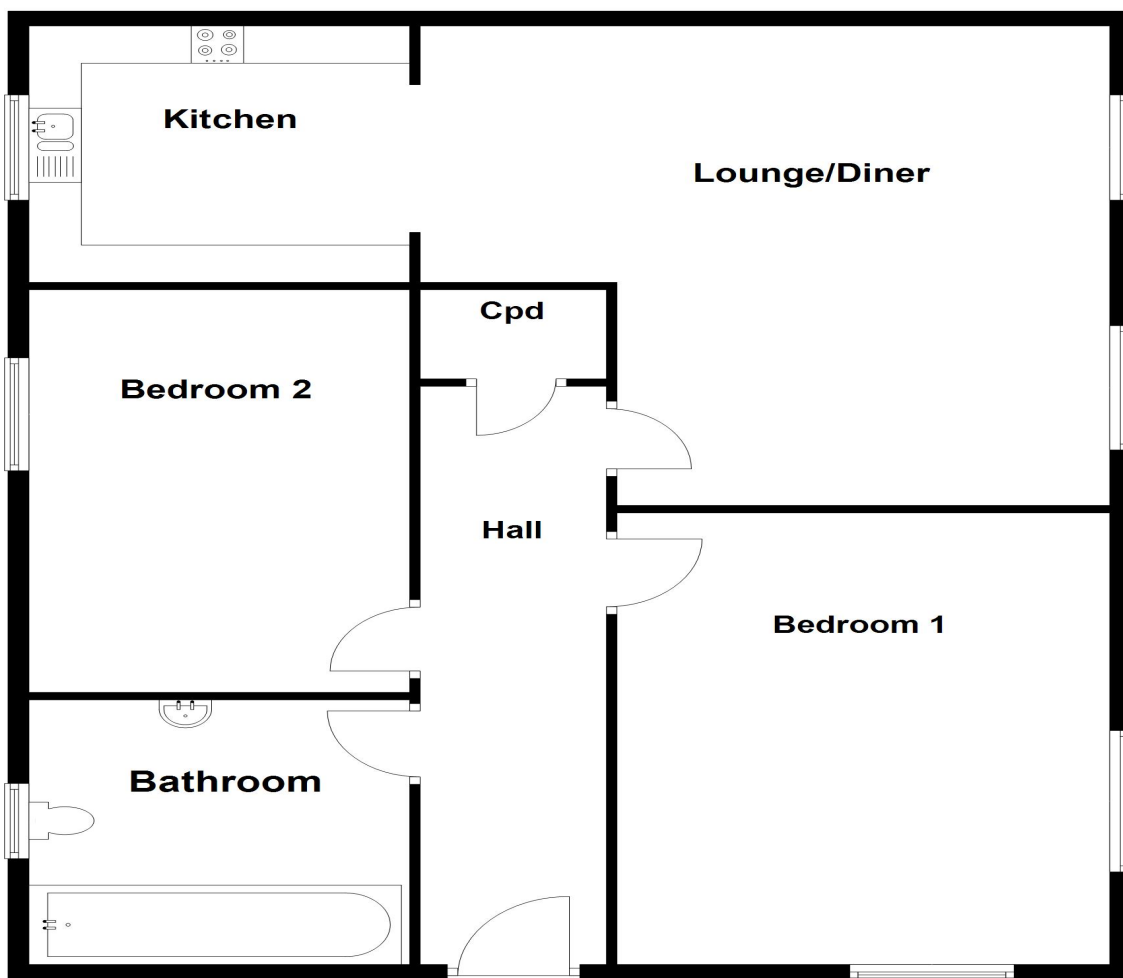


## Disclaimer

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.



## Apartment



elevation estate agents  
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential		Predicted
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>			(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>			(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>83</b>	<b>83</b>		<b>0</b>
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC

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