



## 2 Union Castle Row, Brooklands, Milton Keynes, Buckinghamshire, MK10 7GQ

**£370,000 Freehold**

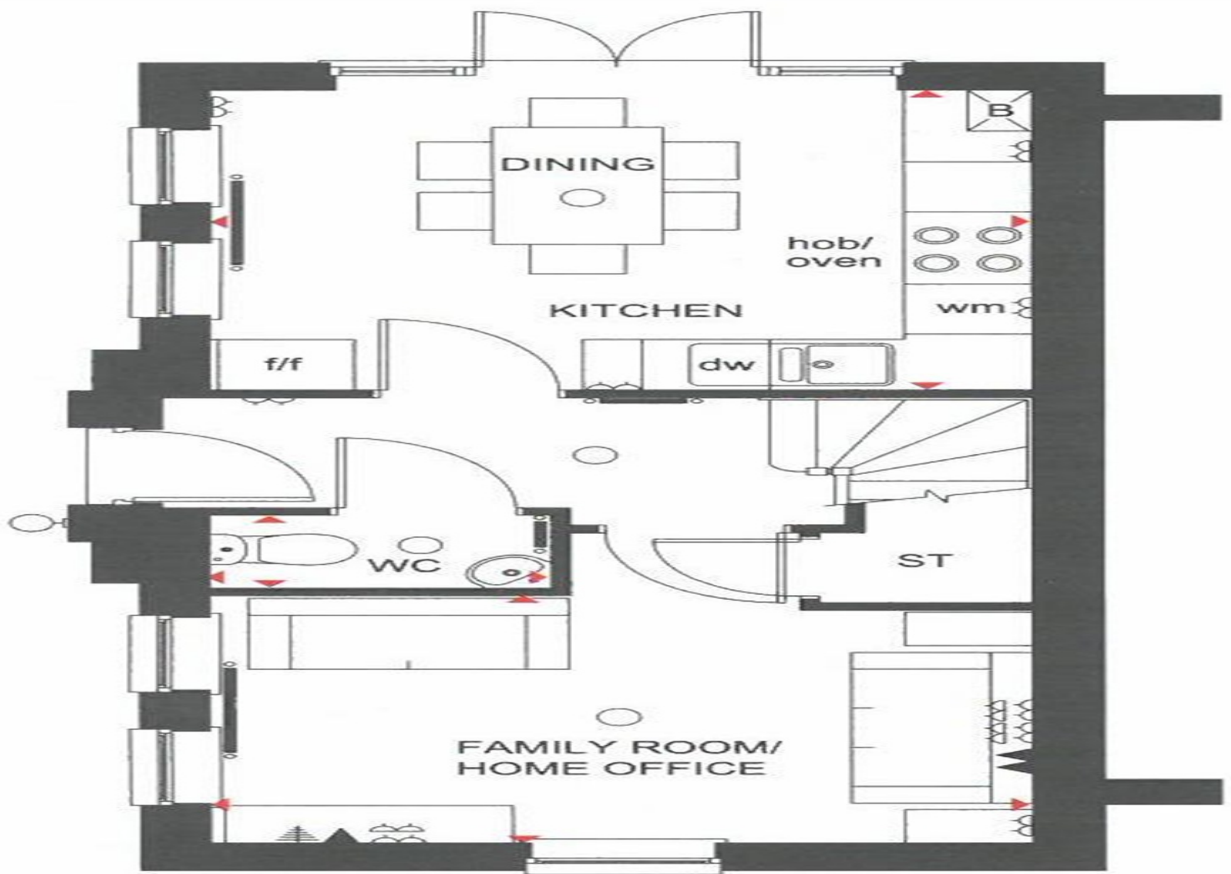
- Outstanding school catchment
- Close to M1
- Local amenities within walking distance
- Four double bedrooms
- Desirable location of Brooklands
- CHAIN FREE
- EPC Rating B





## 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.



### Ground Floor

Kitchen/ Dining Room	3860 x 3587mm	12'8" x 11'9"
Family Room/ Home Office	3860 x 2988mm	12'8" x 9'10"
WC	1601 x 846mm	5'3" x 2'9"

[Approximate dimensions]

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>		<b>94</b>	(92 to 100) <b>A</b>
(81 to 91) <b>B</b>	<b>84</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>0</b>
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		<b>England, Wales &amp; N.Ireland</b>
			EU Directive 2002/91/EC

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