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**74 Culbertson Lane, Blue Bridge, Milton  
Keynes, Buckinghamshire, MK13 0LJ**

**£200,000 Leasehold**

- Brilliant investment or first time purchase
- Large south facing communal gardens
- Two bedroom ground floor maisonette
- Very close to Wolverton Town
- Chain Free
- Can rent out for £900 PCM
- Council Tax Band-B
- EPC-D
- EPC Rating



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This brilliant ground floor , two bedroom Maisonette, is an ideal investment property or first home.

It briefly comprises of a good sized lounge, a kitchen with an integrated oven and gas hob, two double bedrooms and a family bath room to include; a bath with an overhead shower, pedestal basin and a w/c.

Blue Bridge is situated to the North side of Milton Keynes with easy access to A5 and major road links. The property is also in close proximity to Wolverton, Central Milton Keynes Train Station, Milton Keynes Shopping Centre and Wolverton Local Centre.

Service Charge is £1,084 pa including ground rent

999 year lease from 1988

## Living Room

3.5m x 4.3m (11' 6" x 14' 1")

## Kitchen

2.6m x 2.0m (8' 6" x 6' 7")

## Bedroom One

2.6m x 3.3m (8' 6" x 10' 10")

## Bedroom Two

1.9m x 2.9m (6' 3" x 9' 6")

## Bathroom

## 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



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